Better Homes & Gardens Book of

BILDCOST

Gardened Home Plans

THE BOOK OF BILT-COST GARDENED HOME PLANS

FROM BETTER HOMES & GARDENS
DES MOINES, IOWA

Edited by John Normile
Architect-Editor of Better Homes & Gardens
Member of the American Institute of Architects

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Revised Edition

What

BETTER HOMES & GARDENS' BILDCOST GARDENED HOME PLAN IS

AND How to use it—

THE *Better Homes & Gardens* Book of Bildcost Gardened Home Plans is one part of *Better Homes & Gardens'* Bildcost Gardened Home Plan—a complete home-building service available from *Better Homes & Gardens* only. The Bildcost Plan itself is an entirely new idea originated by the magazine in January, 1932, as a further service to home-loving people who want the homes they build not only soundly constructed but architecturally pleasing. It is fully protected by copyright.

The success of *Better Homes & Gardens'* Bildcost Home Plan can only be measured by the number of satisfied home owners. Since the plan was first announced, hundreds of requests concerning each of the Bildcost homes described in the magazine have been received by the editors.

Why the Plan Was Established

IN THE magazine we could, and often did, tell you what a home we showed had cost to build in the particular city in which it was built. But building-material and labor costs vary widely, not only from section to section, but also from city to city. And so costs based on vague geographical areas, such as "The East" or "The Southern States," or on cities themselves, published by any magazine, are of little value to you. What you want to know is exactly what a home design that strikes your fancy will cost to build in your own city. The second part of *Better Homes & Gardens'* Bildcost Gardened Home Plan, explained in the next paragraph, enables you to do just that.

Your Cost-Finder— The Bildcost List of Materials

FOR each Bildcost Gardened Home you see in this book and in the magazine itself *Better Homes & Gardens* publishes a List of Materials.

If you will turn to any page in the book you will see that each Bildcost Home bears a number; for instance, the one on pages 28 and 29 carries the number "209." So if you like this particular home and want to find out the cost to build it in your city, and will write to us and inclose a 3-cent stamp, we'll send you the List of Materials for Bildcost Gardened Home No. 209.

Then you take this List of Materials to an architect, a building-material dealer, or a contractor. Using it as a guide, with his authoritative experience in material and labor costs, he will be able to figure for you exactly what it will *cost to build* this home in your city. ("Bildcost" is a coined word on which The Meredith Publishing Company owns the copyright; it means "cost to build"; hence, "bildcost.")

An architect, building-material dealer, or contractor will be glad to give you the build cost. When he knows exactly how much material it takes to build the home, it is not difficult for him to estimate the cost. He wants to serve you in every way possible, for he is a well-established businessman in your city. It is good business for him, and good business for you. You need not hesitate to take the List of Materials to him.

The Bildcost Working Drawings

WHEN the List of Materials is properly filled out and the totals added, you will have as accurate an estimate as you can get of the cost to build the home. Suppose, then, that you decide to go ahead and build it. Fine! *Better Homes & Gardens* then has the third, fourth, and fifth parts of the Bildcost Gardened Home Plan to offer you. The third part is the working plans for this home you want.

Typical Bildcost working plans are reproduced on page 4 of this book. They can be obtained from us for the nominal fee of $5 for the first set, which is not only for the plans themselves but for *the right* to build the home. When you pay for the first set, you are privileged to buy additional sets for $1 each. For all practicable purposes three sets are necessary—one for the architect who supervises the building, one for the contractor, and one for you.

Bildcost working plans are not, as you can see, mere sketches or reduced drawings. They are complete, accurate, thoro architect's drawings, as complete as the best architects can make them, from which your builder or contractor can build your home and on which your architect can check.

They eliminate any sort of guesswork and thus save time and money. If you retained an architect to design a home especially for you, such plans as these would cost you anywhere from $200 to $300, and that's a fair price for his services.

The Bildcost Specification Form

THIS form is the fourth part of the Bildcost Gardened Home Plan and is sent to you with the working plans. It is a written explanation, as Chips says on page 10, of the working plans. In it is specified the quality of the materials which are to be used in building your home and the kind of workmanship necessary to insure sound construction. It forces all contractors to bid upon materials and workmanship of a given standard. It is, moreover, the basis for a legal contract between you and your contractor. This agreement will be recognized in court should the occasion arise. In it your interest and personal liability are protected.

The Bildcost Contract Agreement

THIS is the fifth part of *Better Homes & Gardens'* Bildcost Gardened Home Plan. It is a contract blank which we send you with the working plans and specifications and is to be signed by you and the contractor. It provides that your home shall be built according to the plans and specifications and for the sum agreed upon. Signed by your builder, it is legally his binding promise to build your home exactly as specified and therefore does what we want it to do—protects you, insures the sound and architecturally right construction of your home, safeguards your interests every step of the way.

Since the building of a home is usually considered a lifetime investment, not only in money, but in the thought and care that go into planning a home, every possible safeguard should be taken to avoid any dissatisfaction or disappointment when your home is completed.

How to Order

WHEN you find the plan you like, in the Book of Bildcost Gardened Home Plans or in the magazine itself, look for its number. It will appear plainly on one of the two pages on which the plan is reproduced.

If the number, for instance, is 410 and you want the List of Materials for it, merely write to us, saying you want the List of Materials for Bildcost Gardened Home Plan No. 410, and inclose a 3-cent stamp with your request. You will receive the list promptly.

Then if you want the working plans for Bildcost Plan No. 410, merely write again, say you want the working plans for Bildcost Gardened Home Plan No. 410, and we'll send you not only the plans but the specification form and the contract agreement. When you write for the working plans be sure to inclose $5 for the first set of plans and the *right to build the home* and $1 for each additional set. As we have said elsewhere, for all practicable purposes, 3 sets of the plans are necessary, so you would send $7. *Be sure to specify the number of the plan.*

Garage Plans Also Included

WHEN a Bildcost Gardened Home does not have an attached garage we send you with the home working plans detailed plans also for a detached garage, the artecture of which will harmonize with the architecture of the home. For these we make no additional charge.

Please Send Us a Letter and Some Snapshots

WHEN you have completed your Bildcost Gardened Home and have it planted, we shall be grateful to you, and you will help us a great deal in editing *Better Homes & Gardens* for you and in preparing future Bildcost Gardened Home Plans, if you'll send us four snapshots (each showing one side of your completed home) and tell us in a letter accompanying the pictures:

1. Whether you retained an architect to supervise the construction of your home. (We strongly urge you to do so, because of what Chips says on pages 10 and 11. Moreover, follow his suggestions for selecting a *good* architect. There are poor ones, just as there are poor doctors, lawyers, carpenters, brick masons. But a good architect will not only oftentimes save you money; he will also insure your getting sound construction and good design as specified in the plans and specifications and as called for in the contract agreement.)
2. Approximately how much the home cost to build in your city.
3. Whether you made any changes in the working plans for the home or built it exactly as specified.

+

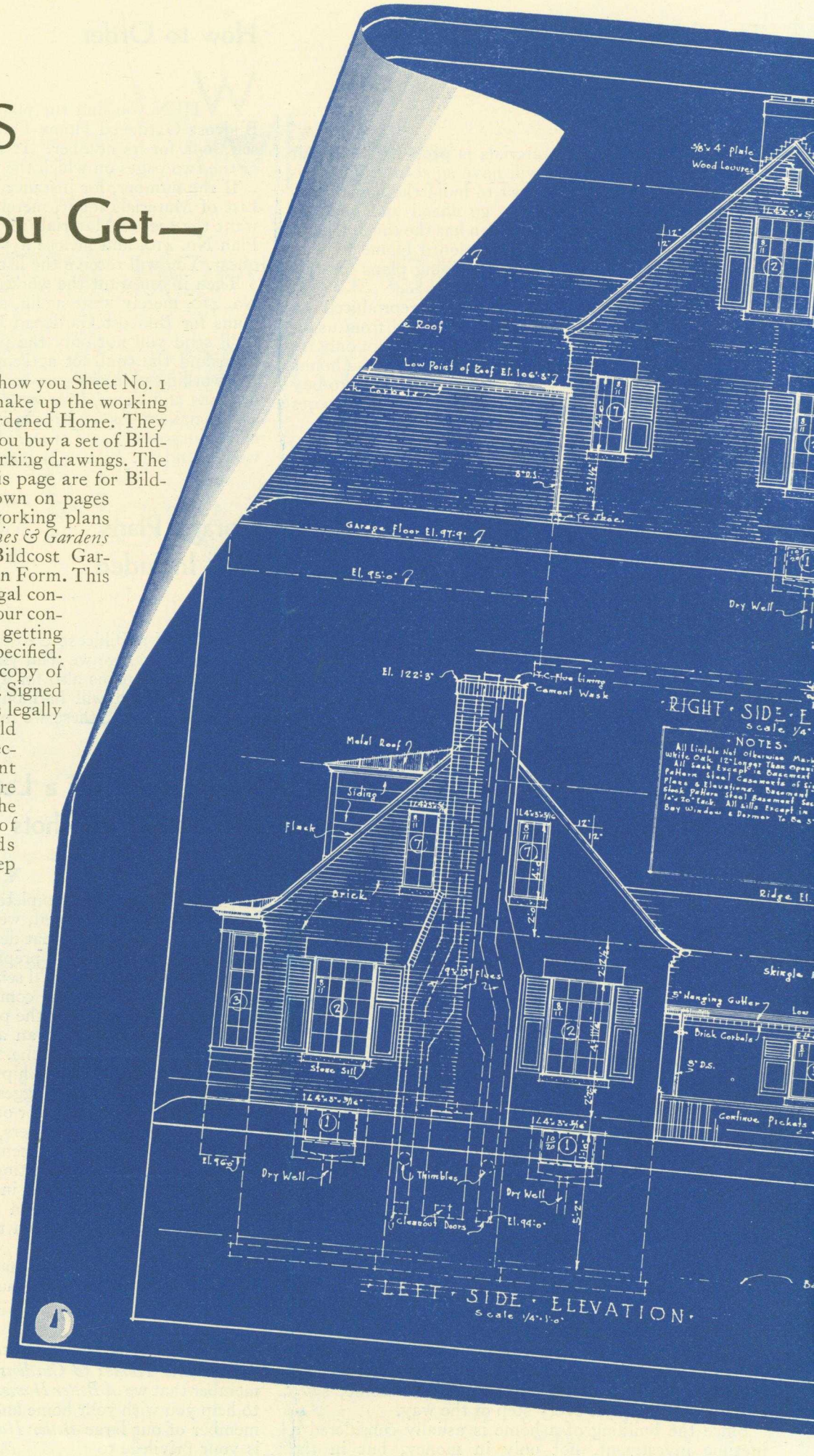
When you order Bildcost gardened home material, address *Better Homes & Gardens*, Des Moines, Iowa. Remember that we of *Better Homes & Gardens* are ever ready to help you with your home and garden aspirations. As a member of our large *Better Homes & Gardens* family, it is your privilege to ask our help and our pleasure to be of service to you.

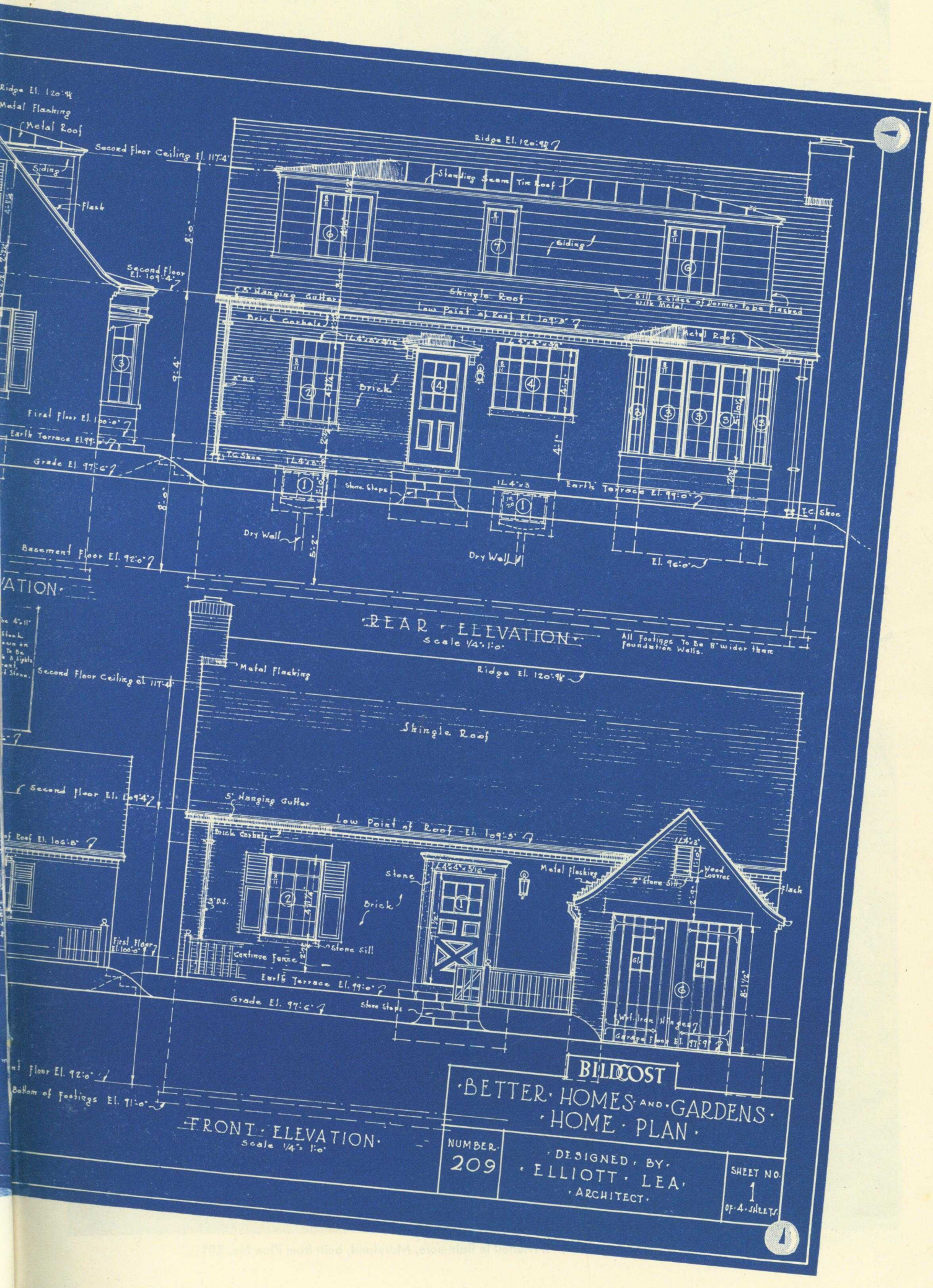
The Editors

Here's

What You Get—

ON THIS page we show you Sheet No. 1 of the four sheets that make up the working plans for a Bildcost Gardened Home. They are what you get when you buy a set of Bildcost Gardened Home working drawings. The working drawings on this page are for Bildcost Home No. 209, shown on pages 28 and 29. With the working plans you buy from *Better Homes & Gardens* you also receive the Bildcost Gardened Home Specification Form. This form is the basis for a legal contract between you and your contractor and insures your getting the quality materials specified. You will also receive a copy of the Contract Agreement. Signed by your builder, it is his legally binding promise to build your home exactly as specified and for the amount agreed on and therefore protects you, insures the quality construction of your home, safeguards your interests every step of the way.




Ridge El. 120'-9½"
Metal Flashing
Metal Roof
Second Floor Ceiling El. 117'-4"
Siding
Flash
Second Floor El. 109'-4"
First Floor El. 100'-0"
Earth Terrace El. 99'-0"
Grade El. 97'-6"
Basement Floor El. 92'-0"
Ridge El. 120'-9½"
Standing Seam Tin Roof
Siding
Shingle Roof
Sill & sides of dormer to be flashed with Metal
5" Hanging Gutter
Low Point of Roof El. 109'-5"
Brick Corbels
Metal Roof
Brick
Shutters
Stone Steps
Earth Terrace El. 99'-0"
T.C. Shoe
Dry Wall
El. 96'-0"
REAR ELEVATION
Scale 1/4"=1'-0"
All Footings To Be 8" wider than Foundation Walls.
Metal Flashing
Ridge El. 120'-9½"
Shingle Roof
Second Floor Ceiling El. 117'-4"
5" Hanging Gutter
Low Point of Roof El. 109'-5"
Brick Corbels
Stone
Brick
Metal Flashing
Wood Louvres
2" Stone Sill
Flash
Continue Fence
Stone Sill
Earth Terrace El. 99'-0"
Grade El. 97'-6"
Stone Steps
Wrot Iron Hinges
Garage Floor El. 97'-9"
First Floor El. 100'-0"
Bottom of Footings El. 91'-0"
FRONT ELEVATION
Scale 1/4"=1'-0"
BILDCOST
BETTER HOMES AND GARDENS
HOME PLAN
NUMBER 209
DESIGNED BY
ELLIOTT LEA
ARCHITECT
SHEET NO. 1 OF 4 SHEETS

The beautiful new Bildcost Home of Mr. and Mrs. F. T. Dugan in Kansas City, Kansas

3 HOMES BUILT FROM THE SAME Bildcost

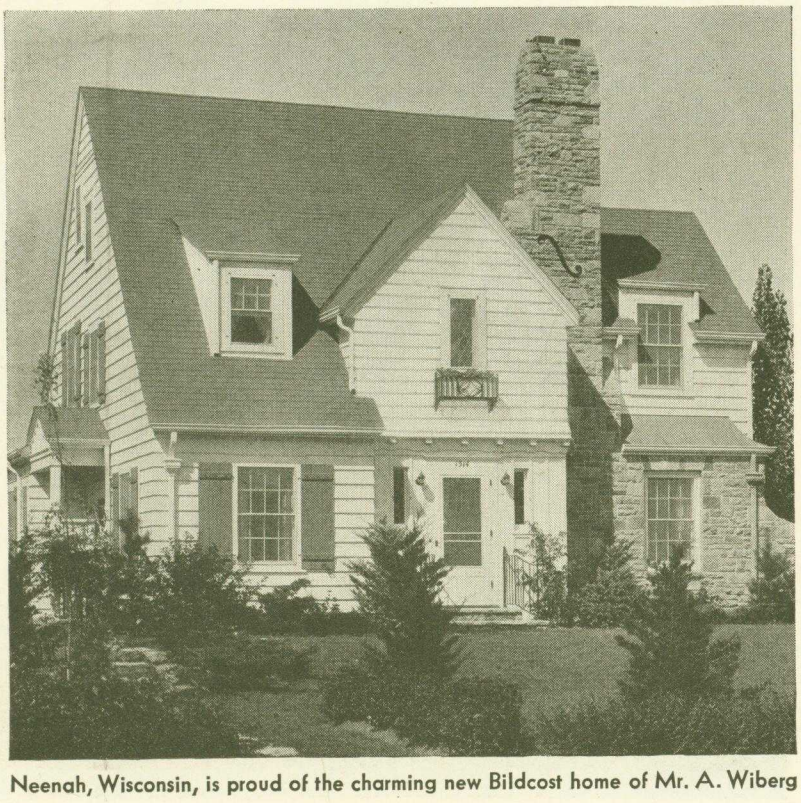
The home of Mr. and Mrs. Alan H. Murrell in Baltimore, Maryland, built from Plan No. 201

Compare the Dugan living-room above with the Bildcost floor plans on page 13

Gardened Home Plan

At Home in Wisconsin, Maryland, or Kansas Is "A Man's Home"

PICTURED on these pages are three homes which have been built from *Better Homes & Gardens Gardened Home Plan No. 201*. Willard B. Smith, Jr., the architect who designed this home, describes the plans in detail on pages 12 and 13 of this book. These three homes are eminent examples of the successful working of the *Better Homes & Gardens Bildcost Service*. A study of them will show you how easily and how well "A Man's Home" is adapted to three widely separated sections of the country such as Maryland, Wisconsin, and Kansas. If you wish to know the exact cost to build this home in your city, send a three-cent stamp for List No. 201.



Neenah, Wisconsin, is proud of the charming new Bildcost home of Mr. A. Wiberg

Built from Bildcost

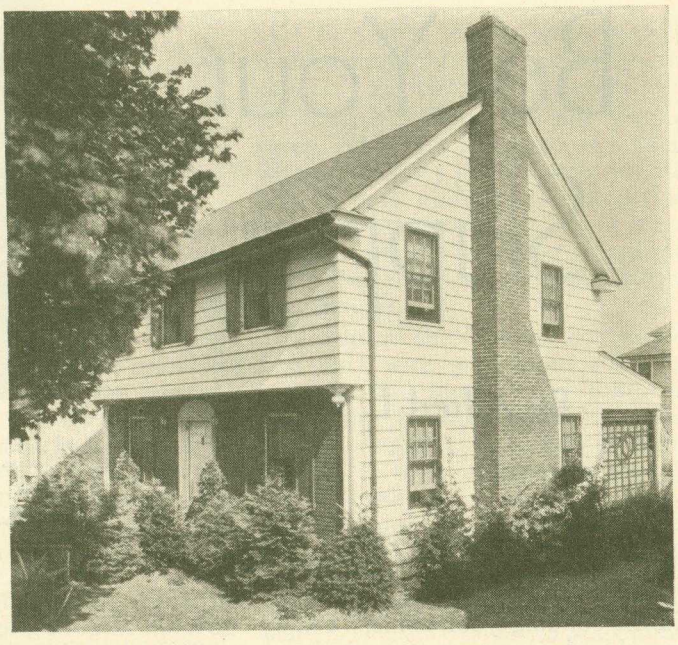
Gardened Home Plans

HERE ARE actual examples of the successful use of the Bildcost Gardened Home Plan which is a complete home-building service available from Better Homes & Gardens only.

—THE EDITORS

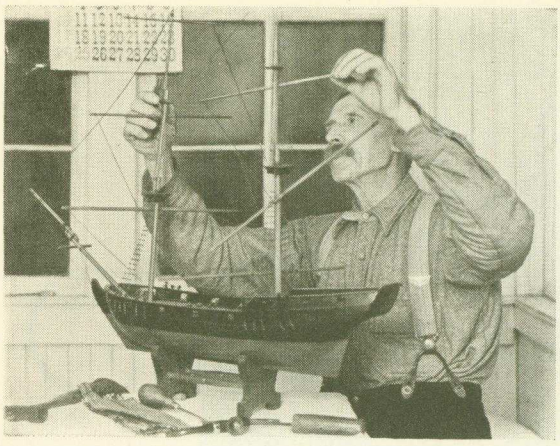
Below is pictured the home of Mr. and Mrs. Lawrence M. Roberts, 219 Willow Street, Bound Brook, New Jersey. It was built from Bildcost Gardened Home Plan No. 311, which is described on pages 40 and 41. "The home has cost about $7,000," Mrs. Roberts writes, "which does not include the cost of the lot or the landscaping. We made a number of changes in the plans. Since our lot was twice as wide as it was deep, we put the kitchen door where the first kitchen window was planned, which was toward the front of the house. Because it was impractical to have the laundry in the basement, we enlarged the kitchen space to locate it there. We have lived in the house a month and, needless to say, like it very much."

Above: The home of Mr. and Mrs. W. T. Ingraham in Dover, New Jersey, is Bildcost Gardened Home Plan No. 203 which appears on pages 16 and 17. Paul G. Bostrom, contractor who built the home, says, "We made very few changes and we found this home one of the most charming we have ever constructed."



Right: The home built by Edwin M. Lewis, 122 Phoenix Street, Hempstead, Long Island, from Bildcost Gardened Home Plan No. 211, described on pages 32 and 33. "I made a few changes in the house," Mr. Lewis writes. "I used brick on the front of the house in place of the fieldstone. This certainly does make a very attractive home and has been very much admired by all who have seen it. It is painted white."

Left: The home of J. S. McColl in Kalamazoo, Michigan, is Bildcost Gardened Home Plan No. 202 which appears on pages 14 and 15. The cost, exclusive of landscape work, was about $8,700. A few changes were made in the original plans. "We used white clapboards, painted white," says Mr. McColl. "We widened the main porch, thus enlarging the dining-room and all bedrooms. We moved the fireplace to the inside end of the living-room and installed a battery of casement windows at the outside end, which gave us a very good lake view. As the building was intended mainly for summer use, we made a small basement under the wing and installed the furnace and a shower there. We extended the kitchen porch, and then latticed it."



If you plan to build a new home or remodel, this story will prove invaluable to you. Its merit lies in the fact that the honest phrases of Chips, an old and experienced builder, present the architect in his true place in your scheme of things.

— — THE EDITORS

Let the Architect Be Your Skipper

By Alfred L. Gehri

PHOTOGRAPHS BY TURNER RICHARDS

Chips with Mr. Gehri, the author. He is the carpenter who built the "Fo'castle" home, published in the August, 1928, *Better Homes & Gardens,* and "Snug Harbor," published in the October, 1933, *Better Homes & Gardens.* Above, left: Chips building a ship model

"I'M SORRY, but I don't intend to bid on building your home," Chips, the old ship's carpenter, declared firmly.

"But we especially wanted you to build it for us," the Druggist informed Chips. "In fact, because of your splendid reputation as a home-builder we are willing to pay you a substantial bonus."

"I'm sure you wouldn't be satisfied with the home," Chips shook his head.

"Tell me, what's wrong?" the puzzled Druggist inquired.

"The plans and specifications," Chips replied.

"But, it's exactly the kind of home we want. My wife and I drew the plans ourselves and saved the architect's fee," the Druggist stated proudly.

"I guessed as much," said Chips, his delightful sense of humor beginning to assert itself. His sharp eyes twinkled. He smiled broadly: "You're a fine druggist, sir, but when you attempt to perform the duties of an architect you are opening your hold to a full cargo of grief."

"I don't understand," the Druggist said.

"WELL, for example," Chips explained, "when your wife makes a $2 house dress she pays 25 or 35 cents for a pattern and the detailed instructions of how to put the dress together. Yet here you are, a druggist with absolutely no building experience, planning to put together a $7,500 home without a professional pattern. Your wife pays 10 to 15 percent of the cost of her house dress for a plan and specifications. Yet architects, who make patterns for homes, charge only 5 to 10 percent for their services, which includes not only the plans and specifications but also drawing up the contracts and supervising the work as the home is being built."

"But, Chips," the Druggist objected, "we have spent years planning our home."

"Yes, yes, I know," the old craftsman said patiently, "I don't want to hurt your feelings, but let's look carefully at your plans. This stairway," Chips placed a stubby forefinger on the plans, "will not work at all. After it's framed the way you and your wife have drawn it you will find that there will be only 4 feet 8 inches of headroom—and neither of you are pigmies.

"ANOTHER thing, the front elevation has a bad list to starboard. You were so intent upon getting the floor plan and light you wanted that you didn't stop to consider what the window spacing was going to look like from the outside. But an architect would redesign your house and give you the essential features you want and at the same time a well-proportioned and livable home."

"But, Chips, we want to save all the money we can. Why couldn't we have you, or some other practical builder, redraw the plans for our

home?" the Druggist argued. "It would seem to me that an actual builder would be in a better position to design a home than an architect."

"MAYBE," Chips admitted thoughtfully. "But in having a builder draw the plans for a home you could run afoul of any number of hidden reefs. Most contractors and builders who draw home plans are honest and try to do the right thing. But builders, by their very name are just that—'builders.' They are competent to build, but have no schooled knowledge of proportion and artistic design. On the other hand, the architect plans for your whole family, from a background of years of study of art and proportion. A ship is a beautiful thing, because in it symmetry and efficiency are combined. Your home in the hands of a skillful architect can be made a harmonious blended whole which will, when the landscaping is done, snuggle homelike and comfortable into the site. Builders rarely achieve this character in their homes."

"Isn't 5 to 10 percent of the cost of a home rather a large fee to pay an architect?" the Druggist protested.

"HAVE you any idea of the amount of service an architect gives you to earn his fee?" Chips inquired, warming up to his subject. "Well, first the architect will study your family and its housing needs. Different types of families require different homes. If you do a great deal of entertaining a large living- and dining-room are necessary. But if the children do the entertaining a recreation room in the basement saves wear and tear on the living-room. Again, if the children are studious or artistically inclined a studio in the attic is the thing. It makes a difference in the home plan whether your wife does most of her own housework or has a full-time maid.

"THEN he will advise you about the proper district in which to buy your site, and if need be, he will visit several sites with you and give you his opinion as to their suitability to your needs. Once the site is selected the architect will make a number of preliminary sketches of possible home plans. He will spend a great deal of time going over these sketches with you and, finally, when you have agreed upon a suitable plan he will prepare the working drawings. So you may visualize the finished home the architect may even construct a cardboard scale model—but don't expect that for a minimum fee.

"In a measure, you see," Chips went on, "the architect is a sculptor. He takes your requirements and your ideas and from them he, as a creative artist working with lumber, brick and stone, evolves a home suited to your practical needs. The result will be pleasing to the eye because the architect sees and appreciates the little artistic details, such as the sweep of a roof, the angle of a gable, or the grouping of windows, which give a home exclusiveness and character."

"But, Chips, I've always thought that artists were more or less impractical chaps," the Druggist said. "A builder surely would be more practical."

"PRACTICAL, practical," Chips snorted, "Man, a good architect is the most practical man in the building game! Besides being an artist, your architect is also a jack of all trades. He must be familiar with the work of the real-estate agent in helping you select a site. He must know a great deal about building, contracting and the cost of materials to help you choose from his preliminary sketches a home that will be within your means to build. He needs a knowledge of civil engineering to place your home in the right location and at the proper levels on the site. In designing your heating plant, your plumbing, and your electrical systems he brings into play his training as a mechanical engineer. To eliminate waste and to insure permanence he has to be familiar with structural engineering and have a detailed knowledge of building materials and building codes. By his knowledge of these facts alone the architect is often able to save you a great part of his fee. In wording your contracts the architect must understand the specialized and complicated laws pertaining to building. And, finally, it is his responsibility to help his client get the best possible deal in financing his home. Oh, no, Mister, the architect is anything but an impractical artist when he is writing a specification. Better say that the architect is a shrewd businessman with the analytical mind of a scientist and the creative ability of an artist.

"EXAMINE an architect's specification. It is a written explanation of the home plan. In it he states the quality of the materials which are to be used and the kind of workmanship he expects. In this plan of yours here without details," Chips continued, pointing to the Druggist's drawings, "and your weak and homemade specification you have set up no exact standards. Any contractor bidding upon your home would have to let his conscience be his guide. And that very fact would penalize the honest contractor who uses good materials and a decent degree of workmanship. With an architect's specification all contractors are forced to bid upon materials and workmanship of a given standard. This specification is the basis for a legal contract, written by the architect, between the owner and the contractor. This agreement will be recognized in court should the occasion arise. In it the owner's interest and personal liability are protected.

"THEN as the building of the home progresses the architect enforces the contract by personal supervision of the work. With your amateur plans and specifications a dishonest contractor would be able to skin you out of your foremast and bowsprit. You, sir, are no judge of what constitutes good building practice. You see only the surface of the paint and the polish on the hardwood floors. You are not qualified to choose between the items which a number of men in the building industry will attempt to sell you. Most of these things may be good, but remember, the man selling them, and every man you deal with, is interested ultimately in one thing, his profit. But your architect stands alone and above these merchants with his rigid standard of professional ethics. He has no financial interest in the profits of the building. His services are paid for by the owner. It is the architect's sole interest to see the owner gets a home suited to his needs and the greatest value for each dollar."

"BUT, Chips, surely some people build successful homes without an architect," the Druggist declared.

"Maybe," Chips did not wholly agree. "But just the same, if I lived where I couldn't hire an architect I'd look up back numbers of a magazine featuring home-building. From them I'd pick a home plan that suited me and get in touch with the publishers regarding it.

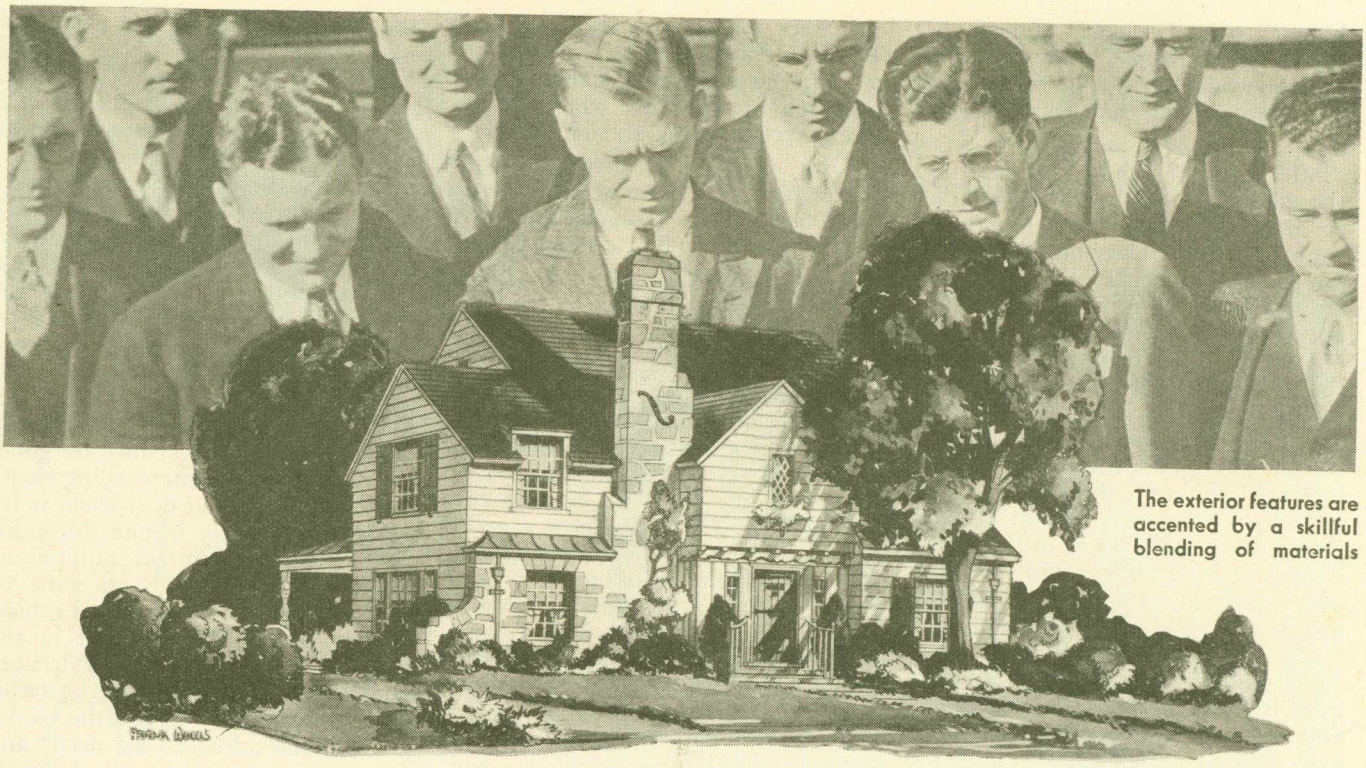
"I'd insist the building contractor deal only with established sub-contractors. By that I mean that the plumbing, heating, painting, and electrical contractors should be firms that have been in business over a period of years.

"Their guarantees would be good. I would also insist that these sub-contractors use nothing but recognized nationally advertised materials. If there is ever any doubt in your mind as to the suitability of a material, write to the manufacturers. They usually maintain service departments and are more than willing to help you.

"That is only in case an architect is not available. If I found a home plan that suited me, I'd get the plans and specifications, take them to a reliable architect, and engage him to adapt the plans to the site, revise the specifications to meet local conditions, and supervise and inspect the building."

"WHAT architect would you recommend?" the Druggist asked.

"That's for you to decide," Chips replied seriously. "Some architects specialize in skyscrapers, and others in hunting lodges. Drive around, talk with people whose home you admire, and then select the architect who seems to have the most satisfied clients."



The exterior features are accented by a skillful blending of materials

A Man's Home

By Willard B. Smith, Jr., ARCHITECT

MAN'S desires have been taken to heart in designing this delightful home. His needs, not always considered, have received considerable study in laying out the compact floor plan. Just imagine what a difference it makes if there is just one room the man can call his own, a place in which he can smoke or read or work to his heart's content, with never a thought of reproof.

This plan provides a room for him in a most convenient location, and two large bookcases, one at each side of the front window, provide a place for his most prized books and papers. All his possessions that are usually not wanted in any part of the home can now be placed where he can have access to them at all times. Whether his interests incline toward business, sports, or just a hobby, any man can find hundreds of uses for this comfortable and handily located room.

It is furnished with leather chairs and pipe racks, a man's size desk, and an abundance of ashtrays. Here he can entertain his friends in entire seclusion, if he wishes.

Unjust as it may seem, most homes have been designed and constructed largely from the woman's point of view, and she has naturally selected feminine decorations and furnishings. Here, then, is a design and a plan that strikes a happy medium. It balances the man's and woman's interests and desires.

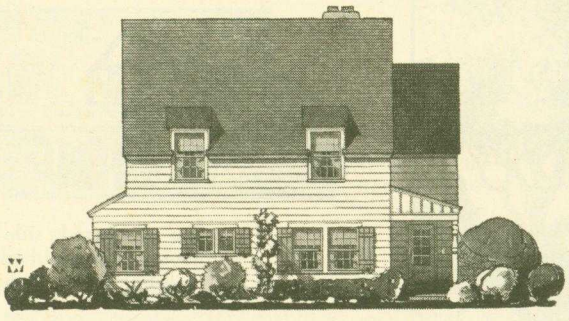
The woman has not been forgotten, for all rooms and the arrangements in them have been laid out to insure her comfort. Her kitchen has been well and completely equipped, the cozy breakfast room, with its table and four small chairs, is bright and cheerful. This room, altho it is one of the smallest, is also one of the most useful, providing as it does a place for all the family's informal meals. The living-room and the dining-room are large and well lighted, and both open on a large open porch. This style of porch is again in the good graces of the health-loving American because of its many advantages not found in the closed-in type. The small amount of hall space, the easy access from kitchen to front door and to basement and grade entrance and the well-located lavatory are all features not usually found in so compact a plan as this one surely is.

The second-floor plan provides two large bedrooms and a master bedroom. The master's, or largest of the bedrooms, has one completely unobstructed wall, furnishing an ideal place for twin beds. The two closets in this room again show that both occupants have been taken into consideration. The bathroom, tho small, is very conveniently arranged. Here blue fixtures would blend admirably with a green tile floor and wainscot. The walls and ceiling could be silver, tinted to complete this entrancing picture. The storage room accommodates all the odds and ends that are not at all wanted for everyday use.

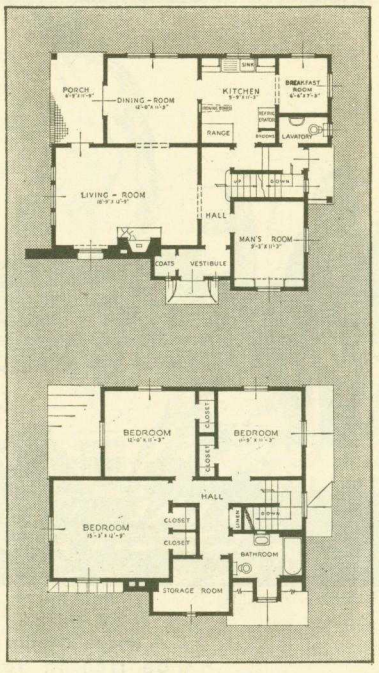
The basement is laid out with a laundry and a fruit room, the heating plant and fuel storage are well taken care of, and there is even space for a work shop or playroom.

The exterior is perfectly proportioned. Any man will concede its practicability, while a woman could wish for nothing more charming and picturesque. Stone has been used to give the individual and unique touch for which every home owner strives. The stone wing could be well terminated with a rustic gate leading to a small garden adjoining the wide, open porch.

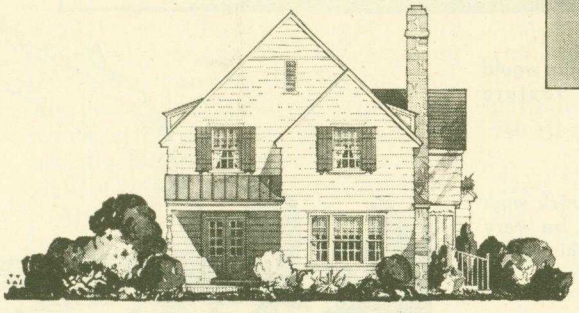
Horizontal lines held close to the



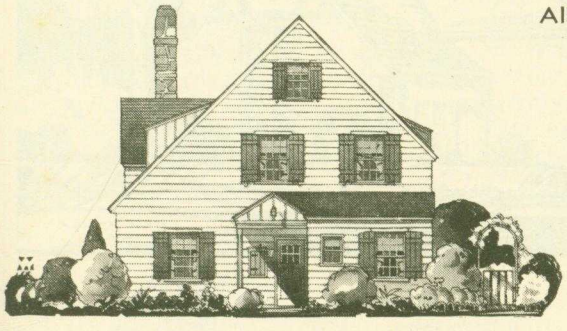
Above: The rear side is as perfectly proportioned as the other three



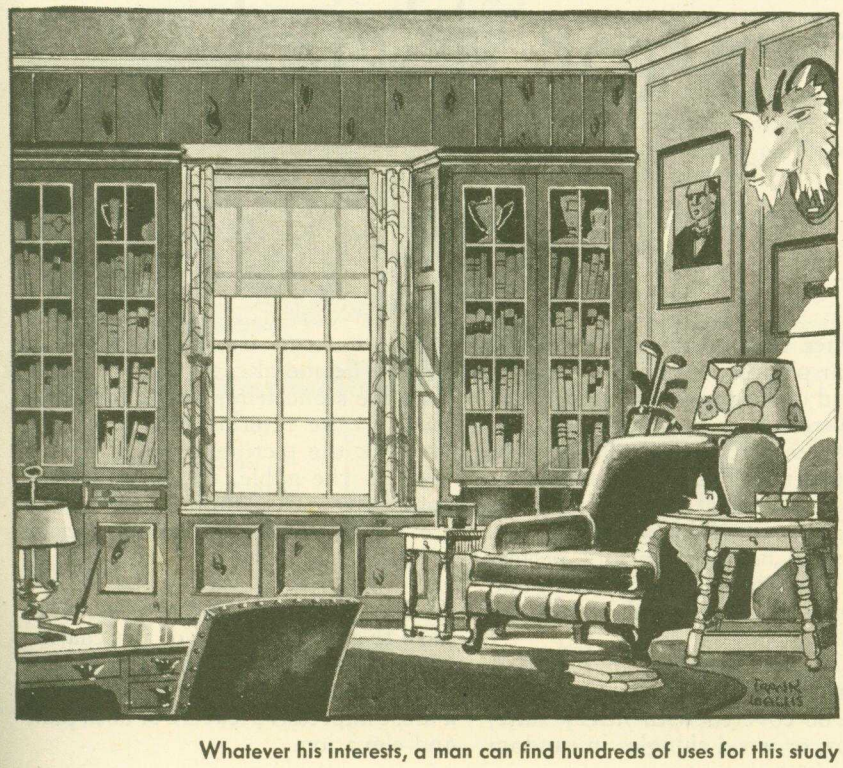
Every inch of floor space is planned for a definite use



All sides of the house are equally attractive



The other side view of this unusually picuresque home designed by Mr. Smith

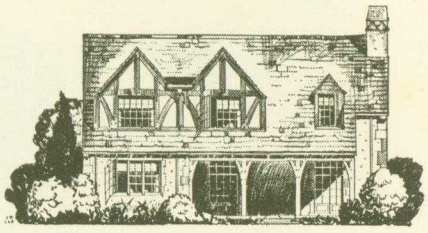


Whatever his interests, a man can find hundreds of uses for this study

ground contribute much to this home's pleasing exterior, and a skillful use of materials also enhances its beauty. Wide-battened boards are used on the lower part of the entrance in direct contrast to the rickrack siding on the upper part. The siding on the main body of the house forms an excellent background for the large windows and rough battened shutters. See how well the stone blends in with the whole scheme and gives an atmosphere of permanency.

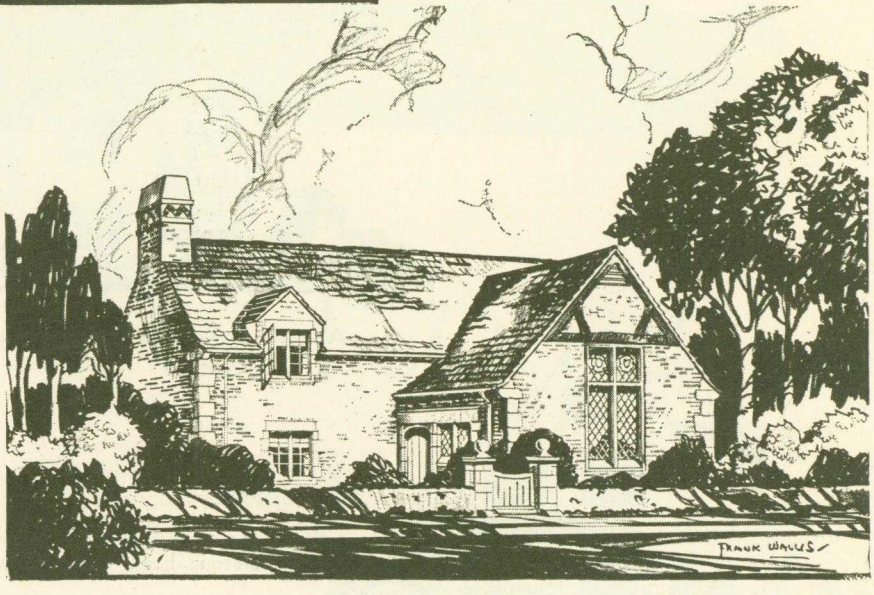
One of the most important items of all, the man's pocketbook, has been constantly considered in designing this home. The plan has been compactly arranged, with every inch of space used to the best advantage, and the materials have also been selected with this thought in mind. The home can be built on a 50-foot interior lot, with ample room left for a driveway. But the sides of the home have been so well designed, each having an interesting porch treatment, that a corner lot would ideally display its attractiveness.

A stucco exterior would be rich in texture



The gardened side of the house, distinguished for its well-balanced timber work

Variegated brick work also would be very effective for this design



Take Your Choice— Stucco or Brick

By Harold H. Ehlert, ARCHITECT

THE home pictured here is unusually well adapted to various climates thruout the country due to its simplicity of design and the range of exterior treatments possible for its exterior. It is wholesome and unpretentious in character and is designed to be finished in an informal manner.

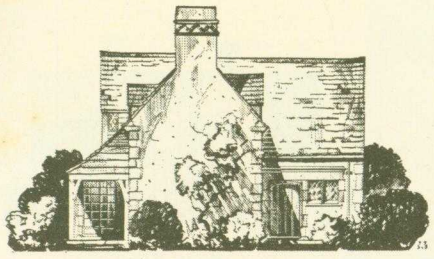
The character of this home calls for exterior walls of masonry, which can be either brick, with quarried stone treatment at the corners, or stucco, with the same stone treatment. If stucco is used, it should be finished with the trowel marks showing, as this treatment will produce richness of surface and texture. The slightly irregular planes would catch the sunlight and make a pleasing background for the trees and shrubbery.

However, brick walls would also be very effective. The bricks should be laid in somewhat irregular fashion, with fairly wide mortar joints, and should not be mechanically perfect bricks, as slight variations in size and conformation would add interest to the wall.

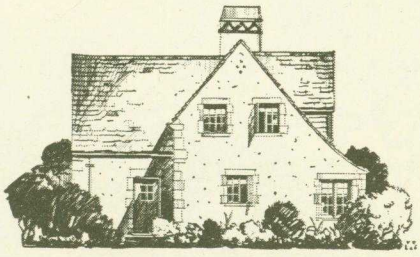
THE roof is simple and logical. It should be covered with heavy slate, asbestos, or wood shingles in random widths and various shades of gray in color. The metal-casement windows, with the stone trim, lend a softening touch to the exterior. One could not overlook the picturesque half-timber work in the gable, the odd dormer, nor the decorative chimney top, which are a few of the interesting exterior details.

IT WOULD be a pleasing sight at dusk to see the interior of this charming home lighted thru the large leaded glass window of the stairway, which is a most impressive feature of both plan and elevation.

Bildcost Gardened Home Plan No. 202



The left side, with its distinctive chimney gable



The right-side view displays the excellent lines of the roof

Let us open the gate and step up to the entrance terrace. Here we hesitate a moment to admire the entrance doorway of stone, simple in outline and interesting, with its combination of door and windows. Then we enter the attractive hall. Many interesting features are immediately noticeable, particularly the impressive stairway, partially open, with neatly turned wood balusters and heavy oak treads, leading to the second floor. This stairway, with its large leaded-glass window and its high open ceiling, forms a pleasing vista thru the broad opening of the living-room. Conveniently handy, just off the hall, is the coat closet and the small lavatory.

ON ENTERING the living-room we find that it is true to its title exactly, being large and in good proportion. It is well planned for a livable disposal of furniture. The walls are in keeping with the exterior, being rough plastered. A large stone lintel spans the low wide fireplace, and with the bookcases on either side an attractive wall is obtained. An unusual amount of daylight is admitted with the large window on the front and the two pairs of glazed doors on the rear, assuring pleasant conditions thruout the day. The glazed doors open onto the porch, which, altho but 7 feet wide, is exceptionally long and offers an extensive view of the garden that it parallels.

Altho the living-room is exceptional in size, the other rooms are more compactly planned, without, however, any sacrifice being made in their usefulness. The dining-room, for example, affords good wall spaces for the larger pieces of furniture and ample area for serving meals. The arrangement of windows and doors will admit an unusual amount of light and air, and the doors opening to the porch are an added attraction.

The kitchen is similarly efficient in arrangement, with sink and cabinets and good spacing of range, refrigerator, and storage cabinet. The service entry is handy and contains a roomy closet. The basement stair is well placed in relation to the service entrance, kitchen, and hall.

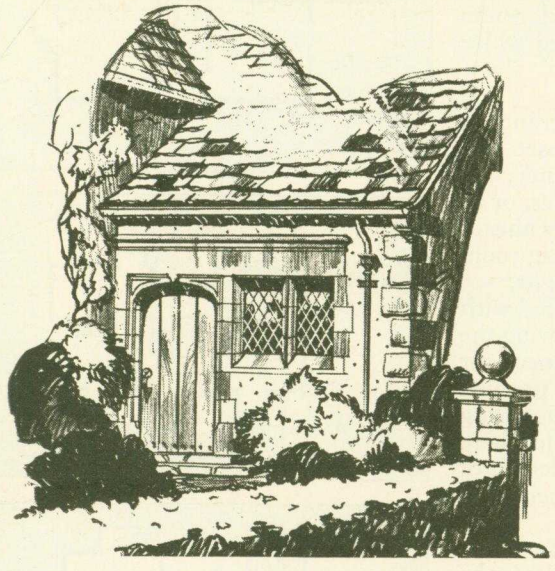
IN THE second story a neatly arranged linen closet with drawers and shelves opens from the hall at the head of the stairs. The principal bedroom, over the living-room, is very attractive, with its fireplace, two closets, and windows placed to give cross-ventilation. The remaining bedrooms are somewhat smaller, but lack nothing in the way of wall space, closets, and ventilation. All these rooms have a garden view and will be very pleasant for all members of the family.

THE bathroom, to be finished in tile floor and wainscoting, is likewise a most efficient room.

Much thought has been given to planning the basement. A fruit storage room, with wide shelves, and an airy laundry large enough for complete modern equipment are planned for. The heating plant is located near a chimney, and with a modern heating system, the boiler room can be utilized as an attractive playroom.

Seldom does a home lend itself so well to attractive landscaping. If the location of the home on the lot is planned carefully, allowing ample space to carry out complete garden plans, unusual and attractive results will be obtained with the exterior views of this home.

Thus we have achieved a remarkably straightforward and complete home, providing in generous measure for all the family's wants. Its design is unassuming, yet it gives promise of the comfort to be found within and is of the type of architecture that fits well in any part of the country.

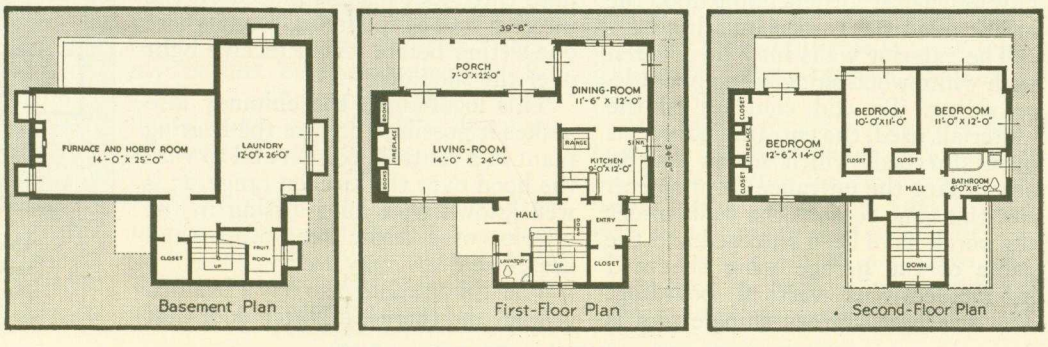


The basement provides for ample mechanical equipment in the laundry room

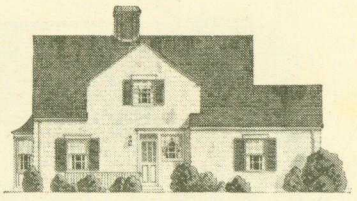
The relationship of porch to living- and dining-rooms is worked out pleasingly

The bedrooms are of good size and handy to the stairs. Note the many closets

The entranceway is simple but most inviting



Bildcost Gardened Home Plan No. 202



Rear View

This beautiful, charming small home, as worked out by the Bildcost plan, has the refinements of a big home, yet you can build it for a small price

A Little Home to

By Stratton O. Hammon, ARCHITECT

ROMANCE and charm are elusive and hard to catch, and, strange to say, simplicity, which does most toward incorporating these elements in a home, is shunned as a small boy shuns a bath. The fact that a home is small does not keep it from being beautiful; on the contrary, it is more likely to be attractive because it is quaint.

Entrance hall, large living-room, recreation room, log fireplace, paneled walls, bay windows, attached garage, and numerous little things make a home really a place of joy in which to live. Why accept less when it is only a matter of a little study and thought to achieve them?

You see at once that the early Connecticut home illustrated contains these refinements, yet it is very small and can be built for about $5,000, how much exactly depending upon the locality and the person building it.

The exterior walls may be covered with white wood shingles, clapboards, or siding. To add contrast to the materials used, the entrance gable has been stuccoed, which serves also to accentuate the entrance frontispiece. For the same reasons the walls under the porch have been stuccoed and the gable of the garage wing sheathed in molded-joint vertical boarding. The weathered-brown shingle roof is broken by the smooth side dormers and the brick chimney painted white with a black band at the top.

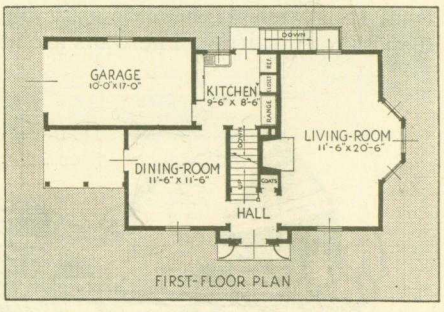
INSIDE the classic front entrance is a hall that boasts a coat closet and two smaller closets, which may be used for umbrellas, hats, games, or as bookcases. The stair is directly ahead, and the dining-room and living-room openings are to the left and right.

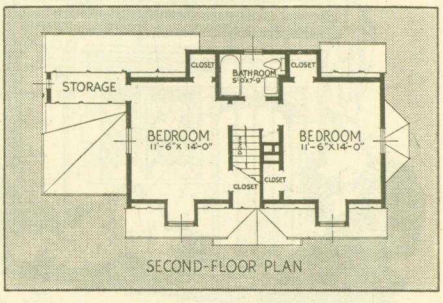
The living-room is well lighted with two windows and a bay. Following the custom of the early Connecticut builders, the fireplace wall is paneled in random-width white pine boarding with molded joints, with the three outside walls plastered. The floor is of wide oak boarding, and the ceiling is beamed in oak.

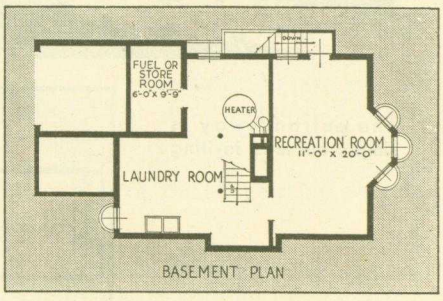
A large fireplace, built to accommodate three-foot logs, is placed on the interior wall of the living-room where one sitting before it will receive light over the shoulders.

This location of the chimney also makes it possible to place the heating plant in a central position and to vent the hood over the kitchen range. It is well known that flues arising in the interior of a home keep warm and therefore draw very well.

The dining-room also has a beamed ceiling, and there is a Dutch door that

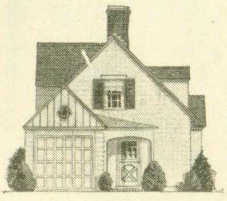






These sketches of the first- and second-floor and basement plans show how compactly and conveniently every detail has been planned

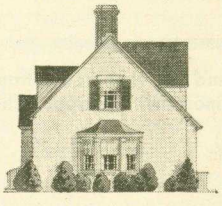
Bildcost Gardened Home Plan No. 203



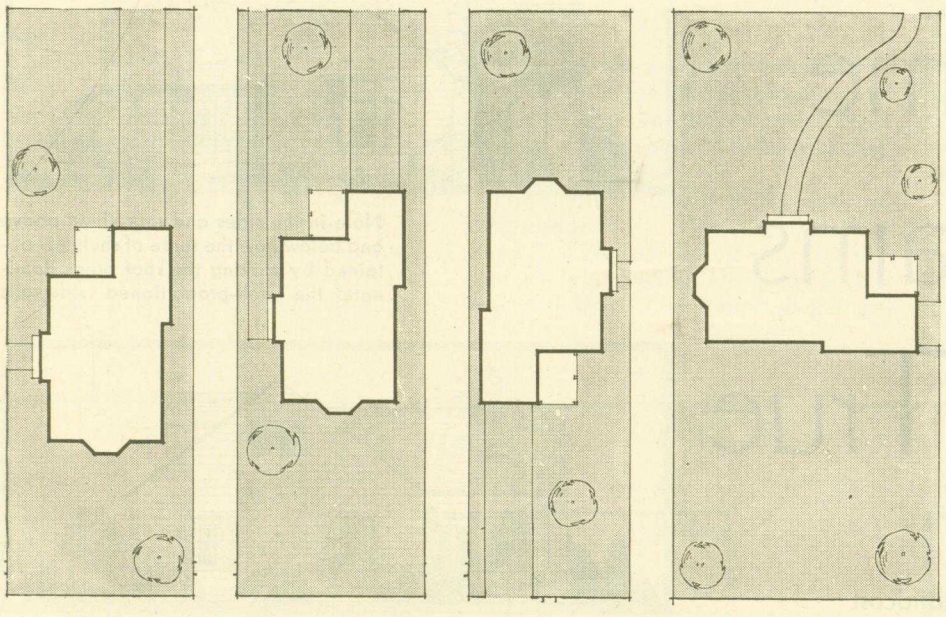
Side View

The living-room furnishings shown in the drawing at the right are suggested by Christine Holbrook, the *Better Homes & Gardens* Home-Furnishings Director

Love and Keep



Side View



Left: The home can be placed as shown equally well on an average corner lot or on inside or corner lots as narrow as 35 feet

opens out onto the brick-paved porch.

This porch can easily be screened and used for summer dining.

The kitchen is compact but extremely well arranged. The glass door, with a transom over it, and the large window give plenty of light and air.

THE sink under the window and the six-foot cabinet form an angle that is the most efficient arrangement of this most used kitchen equipment. On the opposite side of the room is a recess for the range, with a vented hood over it, a built-in refrigerator that may be iced from the outside if it is not a mechanical refrigerator, and between these there is a large closet and a supply cabinet extending over all. Besides the dining-room and exterior doors, there is one to the basement and one into the garage.

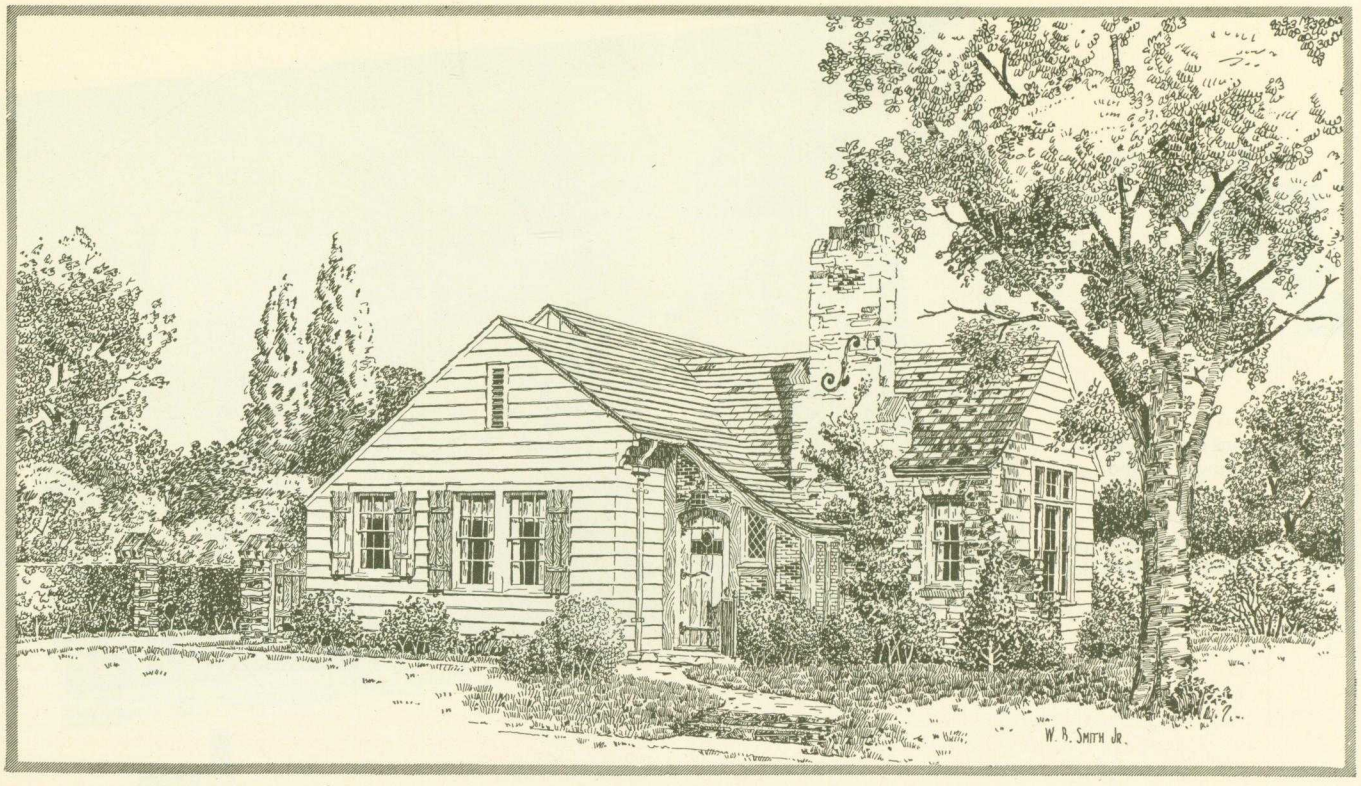
ASCENDING to the second floor to the small hall, which has a linen closet, one may enter either bedroom. Both have cross-ventilation, two closets, and a dressing table in the dormers. There is a door from the left room into the storage space over the garage. The bathroom is convenient, and in it is a recessed tub with a shower.

Proper precaution has been taken to insure comfort in the second-floor rooms even in the hottest climate. Besides the shingle roof, which is a good insulator, and the air space under it, there are two thicknesses of insulation: one over the rafters and one used as a plaster base. Louvres in each gable and a vent in the chimney remove all fear of heat.

Because of the position of the garage this home lends itself especially well to a corner lot. The drive, coming directly into the side of the house, leaves the front and rear yards free for planting.

An additional unique feature of this home is its adaptability of arrangement and setting for various lots. It would locate well in a broadside position on a 50-foot side corner lot, as shown, or it could be placed to advantage on an inside or corner lot as narrow as 35 feet wide.

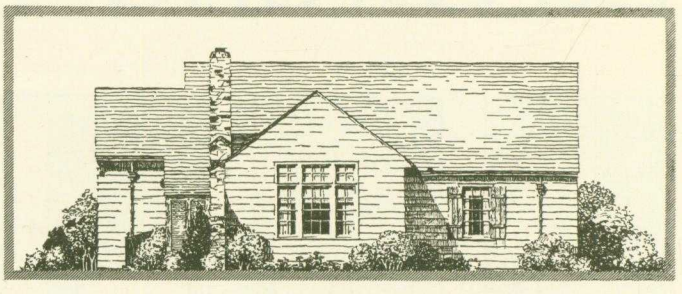
Bildcost Gardened Home Plan No. 203



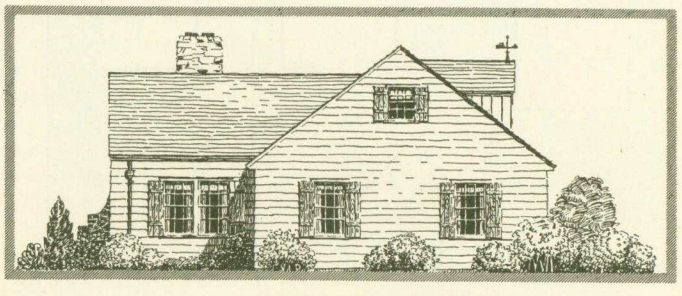
The brick and half-timbered entrance blends well into the house, focusing attention on the main doorway and giving it a most inviting aspect. The low-sweeping rooflines seem to make the home grow out of the ground

A Home of Dreams Comes True

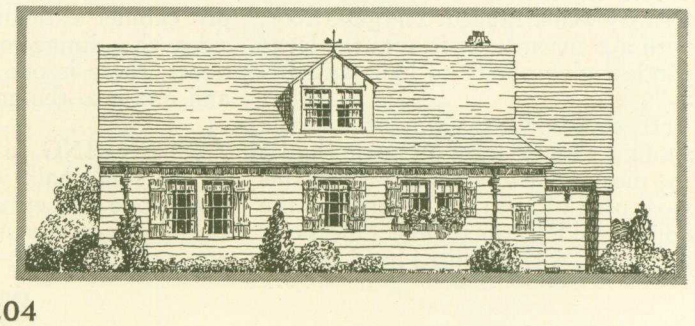
THIS beautiful little Bildcost Gardened Home successfully combines the appeal and low cost of the small home with the comforts and the accommodations of the larger home.



Note in the sides and rear views above and below how the sense of shelter is obtained by making the roof areas dominate the well-proportioned sidewalls



The exterior walls may be faced with either broad, beveled wood siding or with stained-wood shingles with equally effective results. Wood siding is used here



Bildcost Gardened Home Plan No. 204

By Willard B. Smith, Jr., ARCHITECT

WE PRESENT on these pages a small home which blends perfectly the essential elements of a fine design; it has beauty of line, a well-balanced use of exterior materials, and a sound and practical interior arrangement.

One is struck immediately with its air of domesticity and the promise of comfortable living inside. There is no straining for picturesque effects, yet the whole scheme is most original and attractive; in other words, this design is the ideal conception of a perfect home for most of us, and is the result of an intelligent and artistic use of materials, which adds the final touch that makes a house a home.

The low-sweeping rooflines seem to make the home grow out of the ground. The skill with which all the lines are placed creates this impression, as your eye, in passing over them, is brought down to the ground —a natural ending place—at nearly every point. The sense of shelter that is every home's main purpose is obtained by making the roof areas large and steep enough to dominate the low, well-proportioned sidewalls.

The brick and half-timbered entrance blends well into the house, focusing attention on the main doorway, and giving it a most inviting aspect.

IN DIRECT contrast is the rough fieldstone-fireplace chimney extending to the end of the living-room wing and ending with a graceful curve, making it appear a part of the design instead of an afterthought. On the opposite side a rough-hewn wood fence is an interesting detail and serves the purpose of screening the well-placed service door from the living-room.

The exterior walls may be faced with either broad, beveled wood siding or with stained-wood shingles with equally effective results. A careful study of the rear and side views will reveal how well the home appears from every angle. The large-transomed living-room window adds great interest to the gable in which it is placed, and the use of rough-timbered blinds gives excellent and unusual character to the other side.

FOR the roof a wide variety of shingles is available and appropriate. Wooden ones, stained, preferably, in a range of shades of one color would be excellent, and heavy composition, asbestos, or slate would be equally attractive. Whatever the material used, the splendid lines of the roof's design would bring out the best of its qualities.

In its general arrangement the plan follows a very practical scheme, one which allows the very best utilization of the whole building site. The service portion of the home is accessible on one side, near the front, instead of at the rear, as is so often the case; and this is done at no sacrifice of sightliness or convenience of interior arrangement.

THUS the space behind the home is left available for the development of a garden, and a driveway straight thru to a detached or semi-attached garage is possible.

The good qualities of the exterior are present in every part of the floor-plan. A complete living unit on one floor is laid out in an unusual but practical way. The rooms in general are laid out so that direct communication can be had between the different parts, enabling the homemaker to cut her steps to a minimum.

The living-room is as large as you have always wanted it, with high windows in the end and the ceiling vaulted with heavy exposed rafters spaced wide apart, keeping the height in good proportion to the ample size of the room.

THE wood-paneled fireplace and recessed seat furnish an extremely interesting detail. A vestibule with a large coat closet removes it from direct contact with the outside, doing away with cold drafts and unnecessary cleaning.

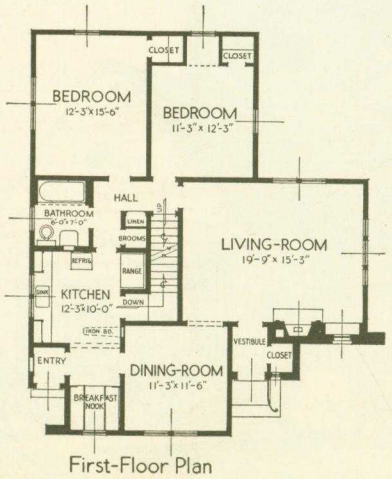
The dining-room is not large but will amply take care of six. It will probably be used only occasionally, for the inviting breakfast nook, with its cheerful outlook toward the front, will be the more practicable place for most all the family's informal meals.

The kitchen has been provided with every convenience and efficiently laid out to make the duties in it a pleasure. It is but a step from this room to any room in the home, and it has the added convenience of a well-placed service door.

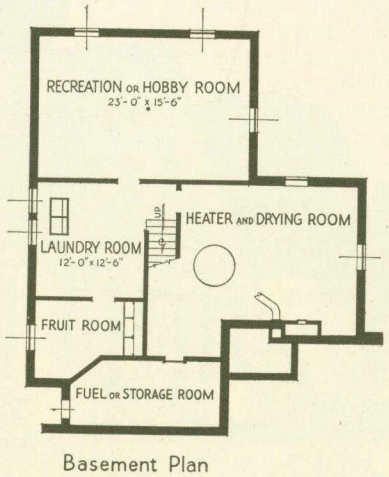
THE sleeping quarters are completely separated from the living quarters to provide the maximum in privacy. Both bedrooms are large and cross-ventilated, with no crowding of furniture.

The basement has the usual fruit cellar, laundry, and heating room and the added feature of a large room under the rear bedrooms for use as a hobby or recreation room.

Seldom is a home so attractively and conveniently arranged as this. The living-room is large with high windows in the end and the ceiling vaulted, keeping the height in good proportion to the size of the room. The wood-paneled fireplace and recessed seat furnish an interesting detail. The dining-room is not large but will amply take care of six. The rooms in general are laid out so that there is direct communication between the different parts of the home, cutting steps to a minimum



First-Floor Plan



Basement Plan

Bildcost Gardened Home Plan No. 204

A Small Gardened Home

for a Small Sum

By Harold H. Ehlert, ARCHITECT

THIS charming Colonial home, beautifully and simply gardened at small cost, is small enough to be built from the savings or the income of newly married couples or by most of us that have average incomes. Yet it is also large enough, comfortable enough, and convenient enough to form the basis of real happiness in living.

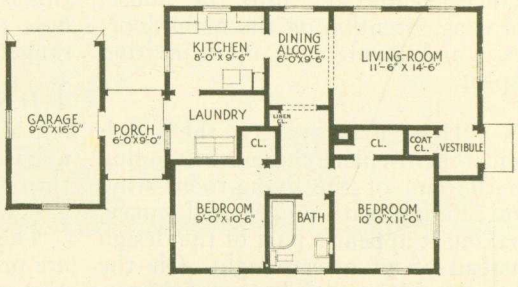
Studying the plan, we find that it is held down to the minimum of rooms and size, the rooms so planned that they are extremely cozy and convenient and effect an economy in building, without loss of beauty.

AN entrance vestibule, with a good-size coat closet has been provided. The living-room—in this case more so than in any other—is the main room of the home and therefore the largest. It is well lighted with three large windows, and an effect of spaciousness is produced by the wide-arched opening into the dining alcove.

Altho compact, the dining alcove is of ample size for the average family. When entertaining guests any amount of additional space may be obtained by extending the dining table into the living-room.

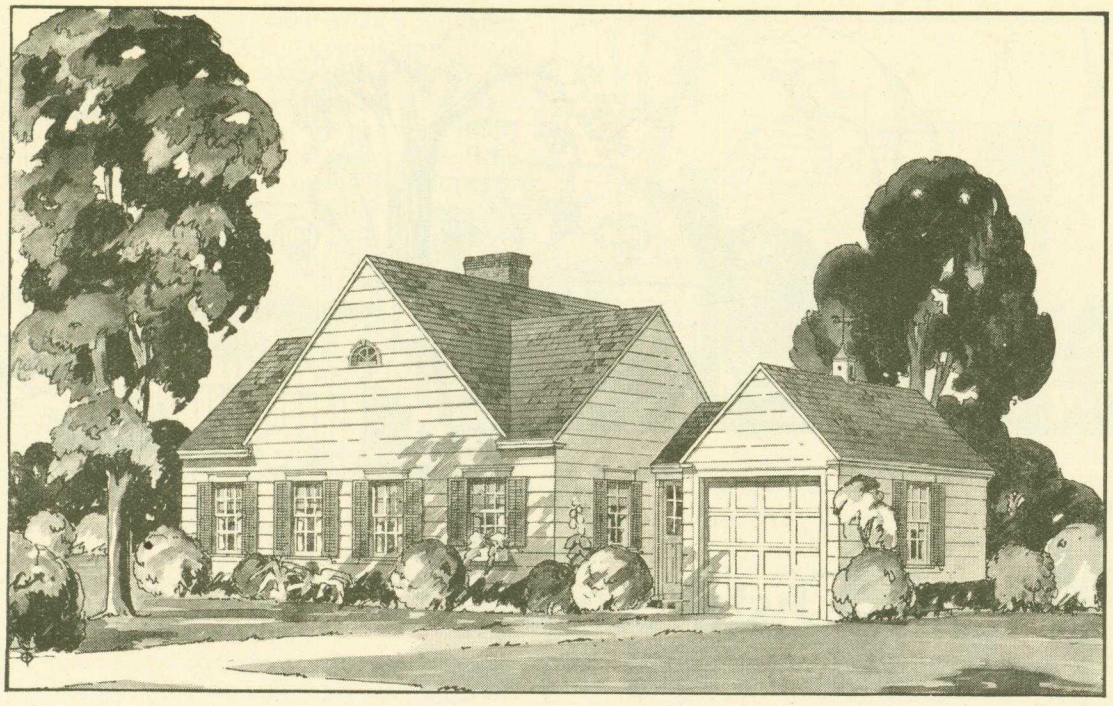
There is no waste space in the kitchen. It is completely equipped with the sink, cabinets, and refrigerator on one wall and the broom closet, range, and built-in ironing board on the opposite wall. Two generous size windows make the room bright and cheerful.

Attention should be brought to the fact that in this home the basement has been omitted, which not only effects a considerable saving in cost but also makes for convenience because we have placed the laundry on the first floor, where, as you can see, it adjoins the kitchen and the rear yard.

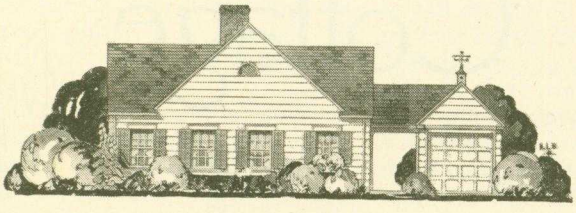


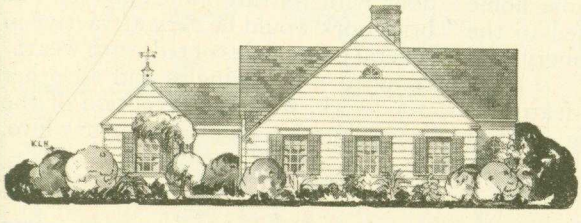
The exterior of the home, like the interior, is straightforward —a true expression of the plan

Bildcost Gardened Home Plan No. 205



Wide wood-siding, painted white, forms the main covering of the exterior. The shutters are green; the shingles, a weathered-brown color





Here are the two other sides of this charmingly gardened Colonial home

The rear porch provides covered access to the garage.

Both bedrooms have cross-ventilation and large closets with a modern bathroom, accessible from the hall, located between them. This hall also acts as a heater room, and with heaters as attractive as they are, they appear almost as pieces of furniture.

The floors thruout, except in the kitchen, laundry, and bathroom, should be oak stained a dark brown. The kitchen floor may be a block-pattern linoleum, while the laundry floor should be cement. Linoleum or tile may be used for the bathroom floor.

The suggested finish for the living-room and dining alcove is a natural sand-finish plaster with white-pine trim lightly stained and waxed.

The kitchen and bathroom may be enameled, while the bedrooms may be decorated to personal taste with quaint-pattern wallpaper, painted ceilings and trim.

The rooms are adapted to simple furnishings, preferably quaint maple Early American reproductions, with colorful cretonnes and chintz for the upholstered pieces and the hangings at the windows.

THE exterior of this home, like the interior, is straightforward—a true expression of the plan—and altho it follows the traditions of our early Colonial style, it is free from over-elaboration. Wide wood-siding forms the main covering of the exterior, and because it is painted white it forms an excellent background for the green slat shutters as well as for the generous foundation planting always so necessary for all homes.

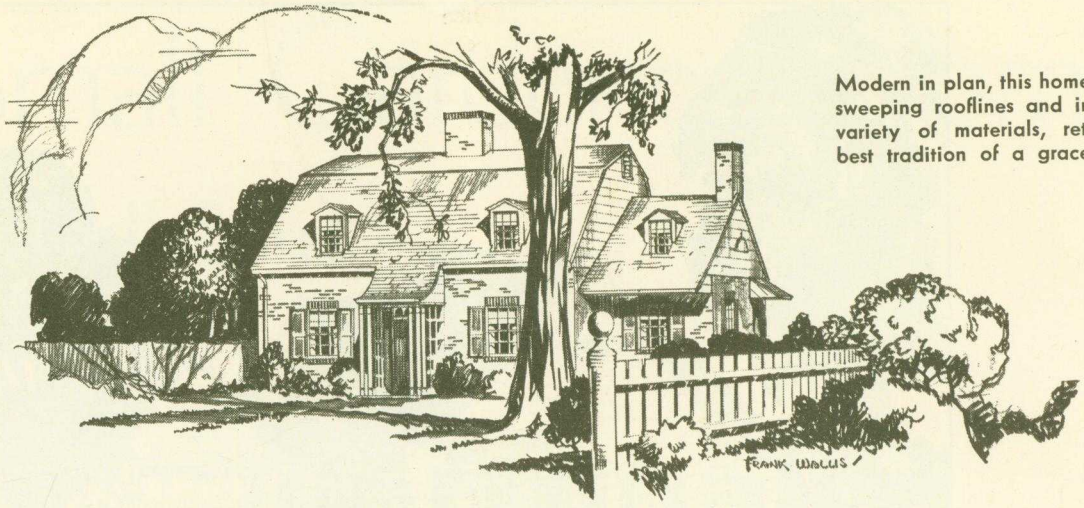
The roof of the home, like those of the many older Early American homes, is wood shingles stained a weathered brown to blend well with the common brick chimney.

The entrance bears the only bit of extra detail, accentuated, as it is, by framing a typically Colonial paneled door with well-proportioned pilasters and a delicately molded cornice, making the entrance to this home truly inviting.

This home, unlike so many others, is not only attractive from the front but from all sides, as you can see. The construction is mostly over wood, a type of building that has been used ever since this country began. It is the most economical construction, and yet, as this home proves, comfortable and beautiful.

AS ONE can see by referring to the plan, the garage is now located at the rear of the house. This would necessitate building the house on either a corner lot or having access to the garage from an alley in the rear. However, if this house were not built on the corner, the garage could be placed at the side of the house near the kitchen, and then the driveway would lead out to the front. In locating the garage on the usual home lot it is always wise to waste as little of the garden space as possible.

The sketches show a planting which entirely surrounds the house. Note that the prominent accents are placed at the corners and around the front entrance. The style of architecture lends itself to the use of shrubbery and perennials, or evergreens, altho it would not be necessary to plant as many clumps of shrubbery as is shown in the sketch, for in this case the foundation of the house is not high or unsightly, and therefore does not need to be completely hidden.



Modern in plan, this home, with its sweeping rooflines and interesting variety of materials, retains the best tradition of a graceful style

A Distinctive Dutch-Colonial Cottage

By Frank Wallis, ARCHITECT

THIS delightfully gardened home would gracefully fit into the landscape of any American community, and would be at home. In its simplicity there is a remarkably rich flavor, free from the weird tricks which all too frequently result in the mediocre, and yet fine proportions and details lend a wholesome picturesqueness that will increase thru the years.

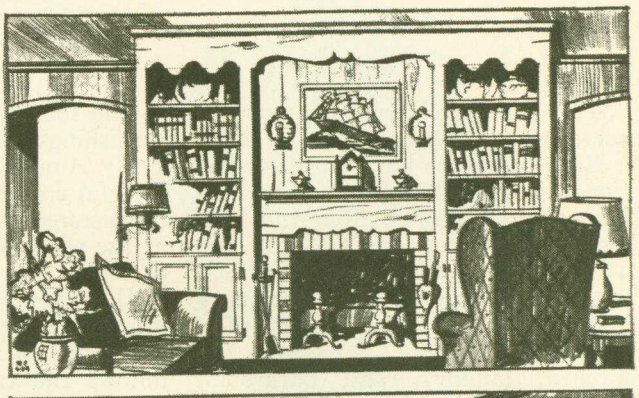
All things considered, there are few types of homes offering greater possibilities for charm and economy and a wider range of adaptability than the Dutch-Colonial. Indeed, the unusually broad diversity of materials used in its construction and the graceful contour of its low-sweeping rooflines are the direct reasons for the unstinted admiration it justly deserves.

"A Distinctive Dutch-Colonial Cottage" may be built with brick, with dressed or rubble stone, with wood, or with a combination of all. One or more of these materials may be obtained abundantly, in any part of the United States, thus making the present-day possibilities for the Dutch-Colonial one of practically no limitations. Perhaps more than anything else, this all-important consideration of materials and its straightforward design characteristics at once give it the assurance of wide acceptance.

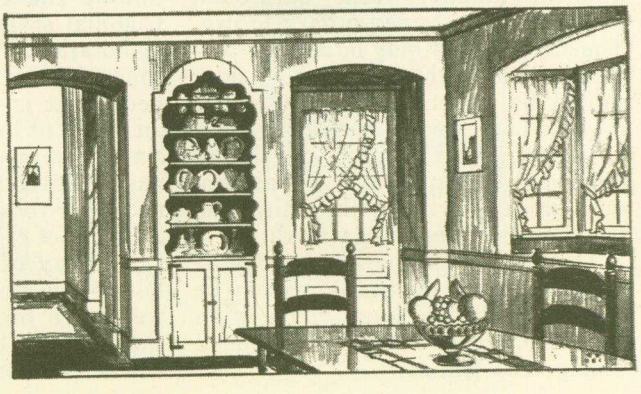
So that economy and beauty may go hand in hand, this home has been kept close to the ground, with moderately low ceilings. It is one home that must be completely tied to the ground with suitable shrubbery and vines.

A distinguishing exterior feature is the attractive kitchen wing, with a quaint overhang in front, affording an interesting play of sunlight and shadow.

Other details that add so much are the small, closely cropped dormers and the front entrance. The gambrel roof continues down over the doorway, supported by six delicate columns. Increasing the interest at this point is the latticework on either side and the well-proportioned Dutch door with its tiny panes above. The brickwork would be very attractive in several pale shades of red, with weather-toned wood shingles and all other woodwork, with the exception of the green shutters, painted a warm white.



The fireplace is framed with simple paneling and bookshelves



With its attractive bay window and arched openings, the dining-room is quite charming

Bildcost Gardened Home Plan No. 206

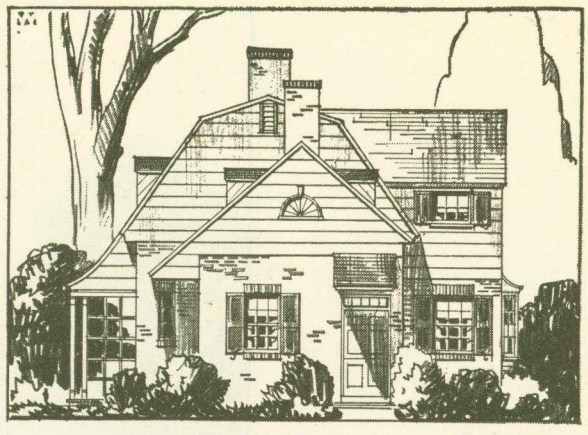
The sides of the trim little dormers and rear porch have been finished in flush-jointed boarding to add to the general texture. Thus the usual difficulty of instilling life and individuality into the small-home exterior has been overcome in this convincing design.

The interior is, above all things, well arranged, efficient, and practicable. The plan is intelligent and workable and will enable the building-budget dollars to exceed their ordinary capacity. An uncommon thing in a small home is a spacious entrance hall, a desirable asset, since, in this case, the hall is the pivot point for access to the entire first floor. Straight ahead, starting at an archway, is the inclosed stairway, affording a minimum of millwork, an item which readily sends up building costs. Two other salient points in the hall are the extra-large closet and the convenient lavatory. Also there is accessibility from kitchen to hall, of which much may be favorably said.

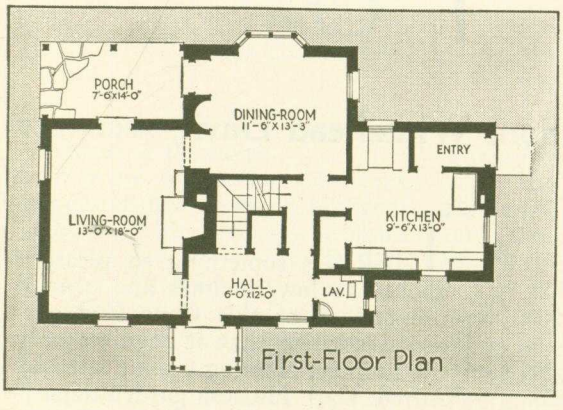
The living-room is generous and of proportions that will aid greatly in furnishing it. It extends the full depth of the house and, exposed on three sides, is assured an abundance of light and ventilation. There is a pleasant symmetry in the room, centering on the attractive fireplace as the chief interest. Centrally located, the chimney is one more point considered for the sake of economy. Unlike those built in an outside wall, lost radiation from the fireplace and heating flues is minimized. The basement contains the heater room, with adequate storage space for either coal or wood. There is a fruit and cold room with spare shelving, also a garden workroom. An additional feature is the recreation room of roughcast plaster walls and ceiling and linoleum floor—a room which is fast becoming essential, especially in the larger communities.

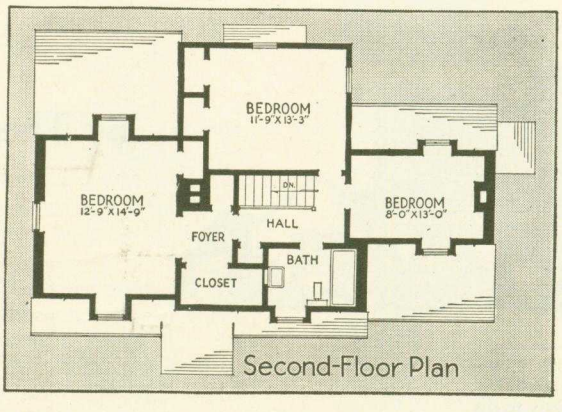
A charming recreation room can be built and furnished for a reasonably small sum. Perhaps some member of the family can do the work. If not, call in your contractor to help you.

Build this home where you will, in city, town, or suburb, its simple beauty will increase with the years, and this is even more truly so when good taste and care are used in selecting and arranging the planting.

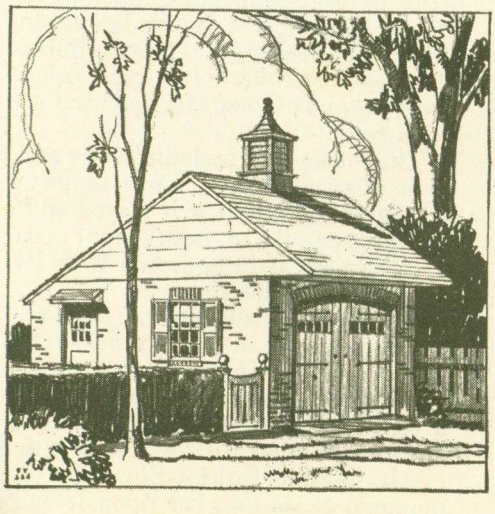


The excellent proportions of the gambrel roof are apparent in the above views of the right and left sides of this Bildcost home

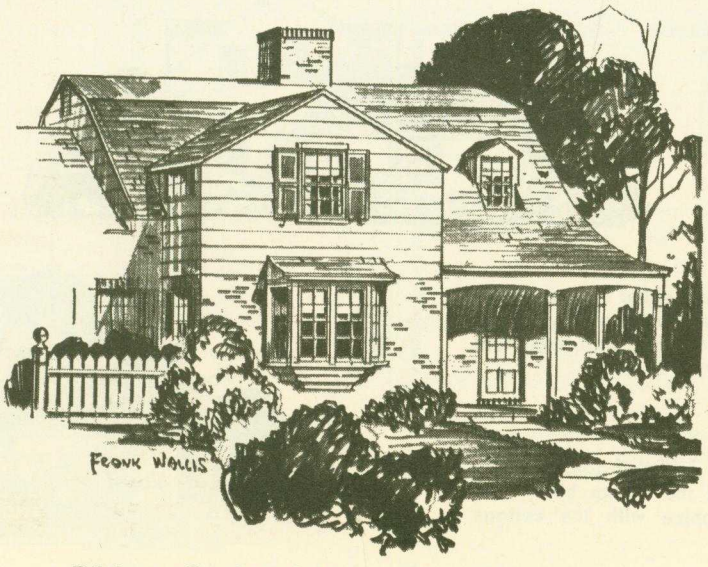




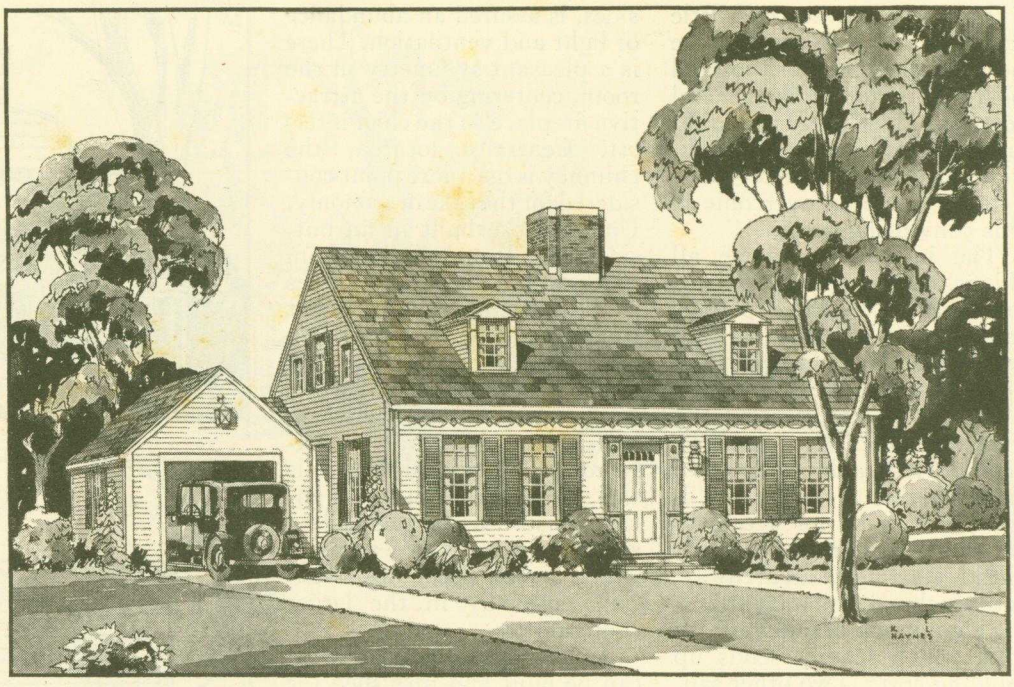
All the elements of good planning, ventilation, light, and accessibility are evident in the arrangement and relationship of the principal room



The garage is designed in architectural harmony with the home itself

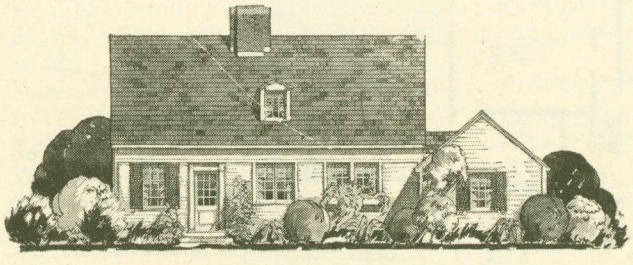


Bildcost Gardened Home Plan No. 206

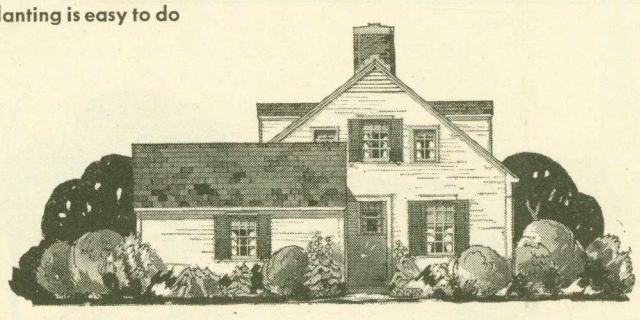


A Small Home for Spacious

By Theodore Whitehead Davis, ARCHITECT

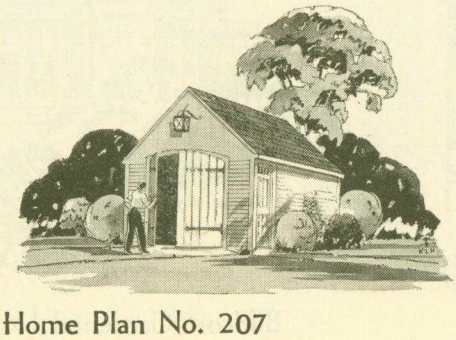


The rear of the house is similar to and quite as attractive as the front. The planting is easy to do



The side, either with or without the attached garage, is well balanced and most interesting

If the detached garage is preferred the design below will harmonize with the cottage

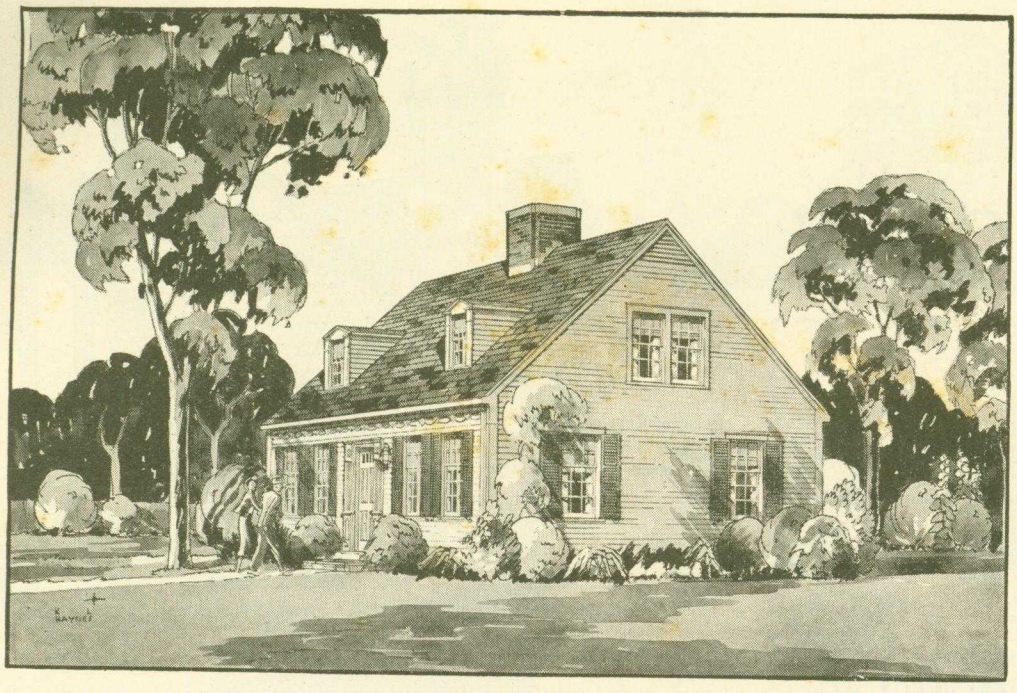


Bildcost Gardened Home Plan No. 207

THERE is something so pleasant about the low rooflines and general proportions of this Cape Cod gardened cottage that it requires only the simplest planting, as indicated by Alfred Carl Hottes, garden-department editor of *Better Homes & Gardens*, to make it appear completely at home in almost any landscape in America, whether that of the scrubby, flat seacoast where the type originated or one of lofty trees and rolling country.

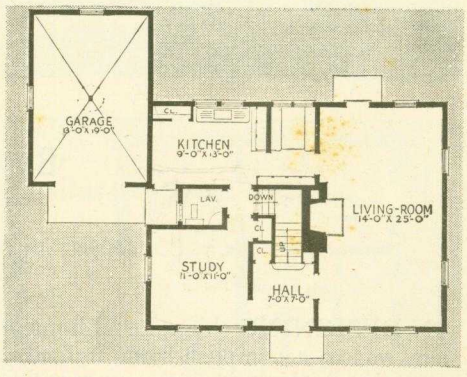
The cottage can be built in city and town just as readily, for it requires only a 50-foot lot if it is placed with the ridge parallel to the street, or even a 40-foot lot if it is placed with its gable end to the street.

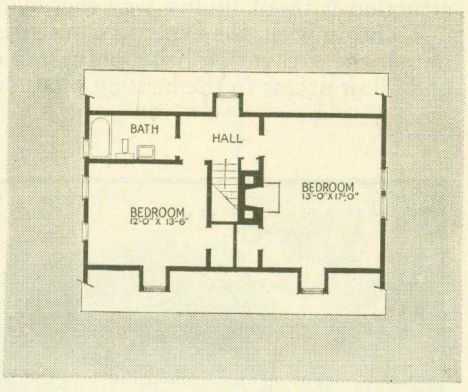
The doorway is one of the most arresting features of the exterior. It is ornamented with pilasters, fluted above their high base and capped with a rosette. The door itself is paneled and ornamented with a row of tiny circle-headed lights. Should you mount a brass knocker upon it and light your way to it at night with a ship's lantern, you will do much to

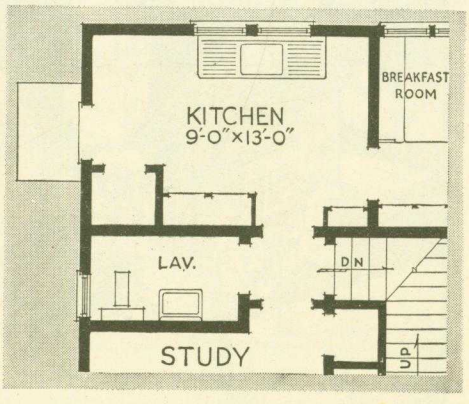


The first-floor arrangement is unusually flexible, providing a study or bedroom by combining the living- and dining-room. The upstairs bedrooms are spacious, because a minimum of area is required for the stairs

The view from the rear foreground shows the simplicity and balance of the exterior design







Above is shown an alternate arrangement of part of the first-floor plan

Living

capture the full picturesque possibilities of the home.

Narrow white clapboards are suggested for the walls, but wide ones may be used on the gable ends to give variety to the wall texture. Shingles, either stained or white, may be used in the same manner as the clapboards. If you desire an antique effect you may use hand-split shingles, the white ones being particularly charming.

For the roof shingles, wood or asbestos of the kind that simulates wood should be used. They should be gray, dark at the eaves, and fading as they near the ridge.

The interesting and sturdily designed chimney is painted white with a black boot top. Because it is inclosed, there is little heat loss. For the same reason, it is easy to make water-tight, and most economical to build, there being no finished brickwork to do below the roof.

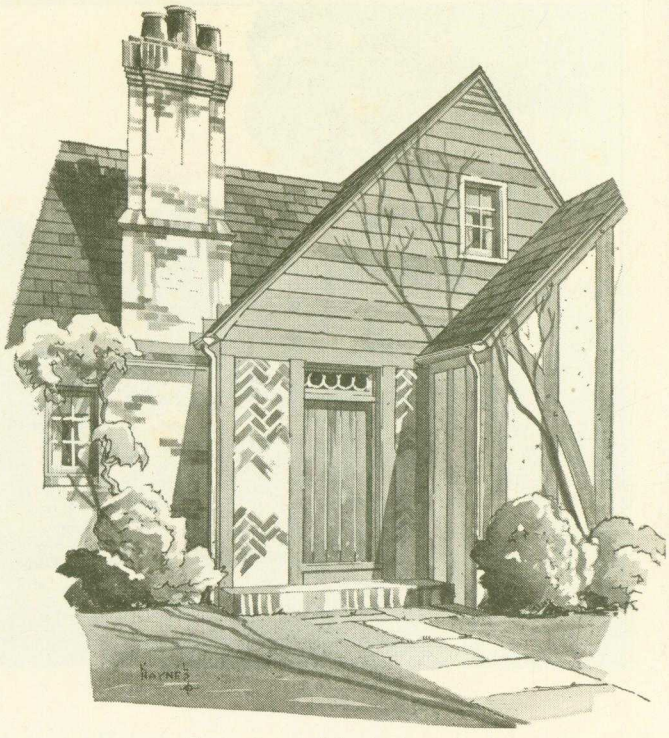
THE plan has been so contrived as to achieve large rooms with cross-ventilation in a small area. To conserve space for rooms the halls have been reduced to minimum size. The entrance hall, however, affords space for a coat closet and telephone cabinet. There is an inviting window seat below the dormer in the upstairs hall, and the linen closet has been tucked into the wall by the master's bedroom.

The white-wainscoted living-room, with its windows on three sides, is a cheery place for the family to gather. The simple fireplace, painted white to match the woodwork, makes a focal point about which to group furniture. A door at the rear leads directly from the dining end to the terrace at the back of the house.

The study is an all-purpose room. If you wish, the wall space allowed for bookshelves can be used to accommodate a bedroom suite and the room turned into a guest room with the little lavatory private to it. It can also be used as a breakfast room and its closet fitted with shelves to hold dishes.

The bathroom, lavatory, kitchen, and laundry have been placed in the one corner of the house, so far as possible removed from the living quarters. In this way all water piping has been concentrated and the initial cost, as well as the upkeep, will be very low.

It Really Can Be Done- Today



Timbering and herringbone brick panels give interest and a feeling of hospitality to the entrance

By Donald B. Walker, ARCHITECT

IN DESIGNING this colorful home, the essential problem was to accomplish some immediate savings in construction without in any way sacrificing quality.

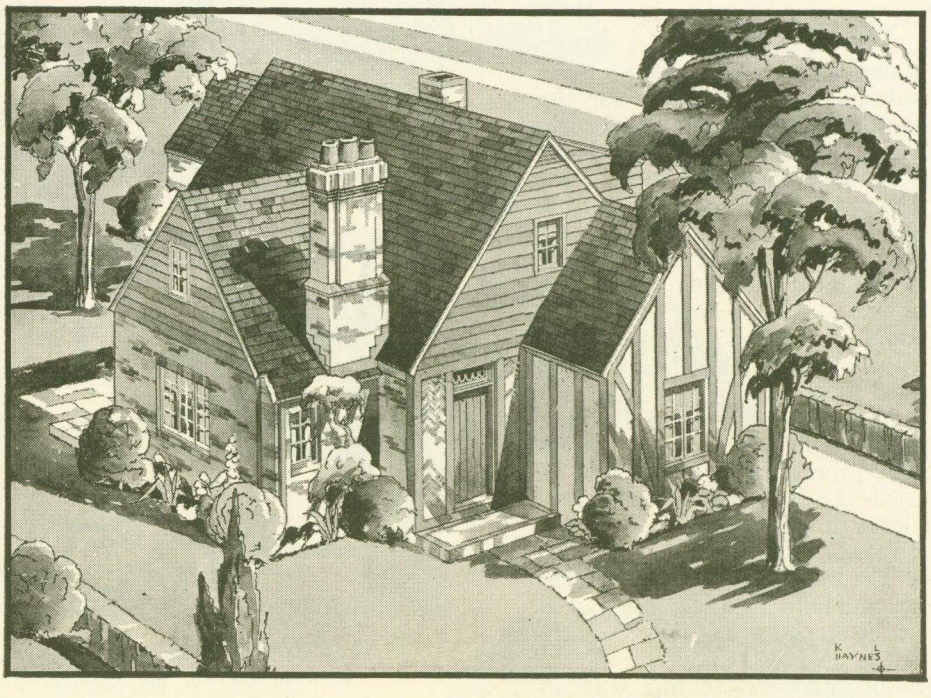
To begin with, the expensive basement has been eliminated, the excavation being only deep enough to receive and allow access to the heating pipes or ducts, and those functions generally relegated to the basement—such as heating, laundry, and fruit storage—are adequately cared for elsewhere.

A small fire-safe heater and fuel room is provided adjacent to and five steps below the kitchen, and in the kitchen there is located a combination sink and laundry tray. Storage of fruit and canned foods is provided for in a vented closet as indicated in the plan. Altho there is no attic, its usual storage space is amply supplied on the second floor.

A careful study of the floor plans will show that compactness, ease of circulation, and simplicity of living arrangement have all been achieved to an unusual degree in this home:

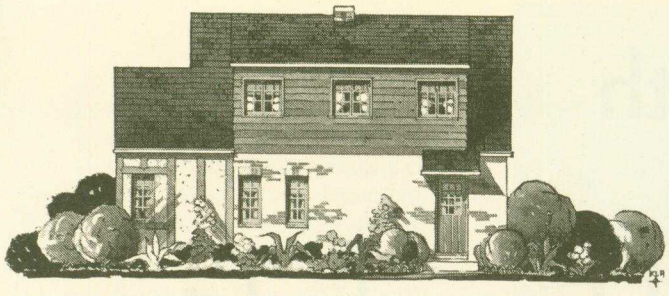
The living-room is well proportioned and receives natural light from three sides. The dining-room has been restricted to its actual average requirements, for economy's sake, but should arrangements for a number of guests be required occasionally, the wide opening between dining-room and living-room allows for expansion in that direction.

The kitchen, tho not large, has an unusual amount of cupboard and work space and is planned so as to reduce to a minimum the task of preparing meals. The bedroom and bathroom on the first floor are features that most women will admire. This arrangement also

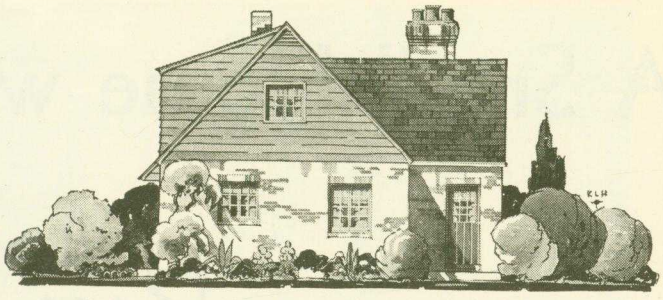


The trim exterior lines are a true reflection of the snug and comfortable interior arrangement. First-floor walls are solid brick or brick veneer, the entrance being accentuated by the use of timber and a herringbone brick pattern

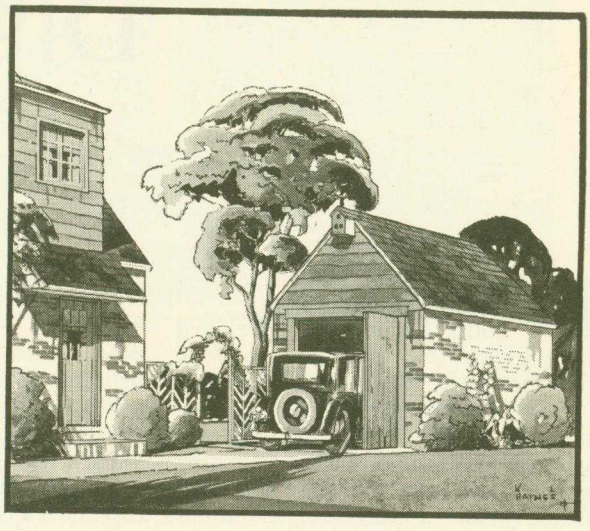
Bildcost Gardened Home Plan No. 208



Light and ventilation for the second-story bedrooms and lavatory are achieved by extending the first-story wall into a well-designed dormer



The rear of the home, with its terrace and well-spaced windows, affords an attractive view from the garden



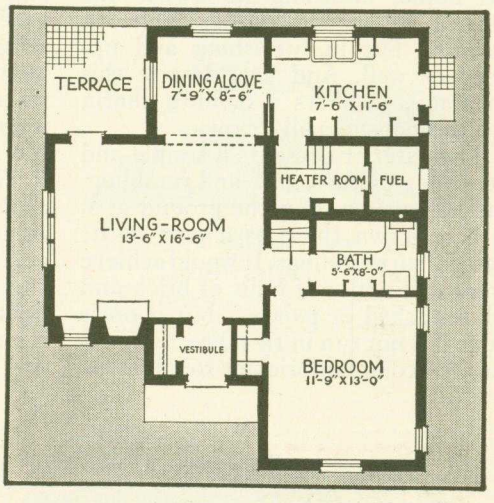
means that should the size of the family permit, finishing the second floor may be left to some future date, thereby saving $500 to $600 in the initial cost of the home.

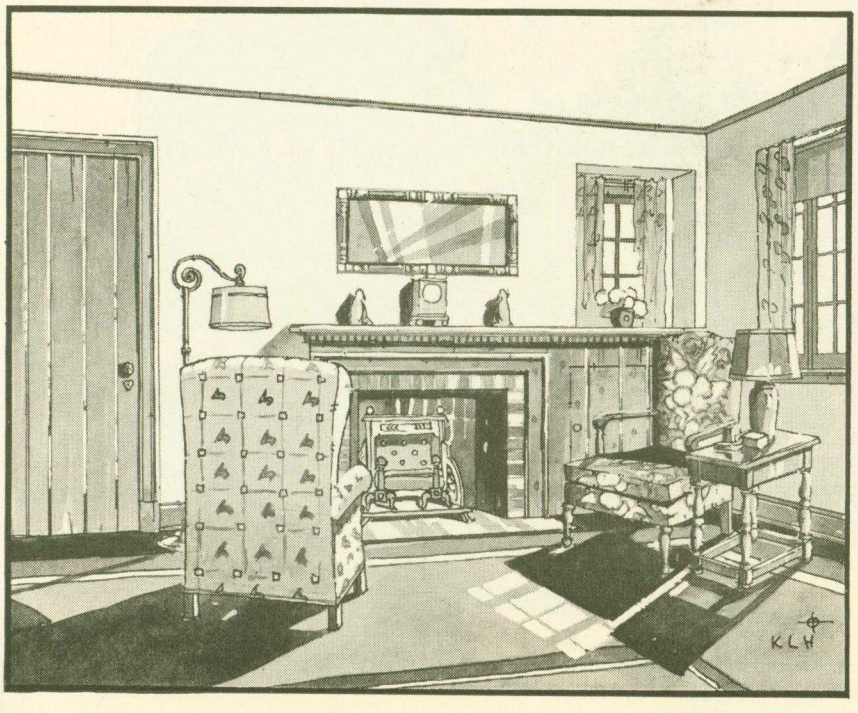
The second floor provides two unusually large bedrooms for so small a home, ample closet and storage space, and a lavatory with a shower.

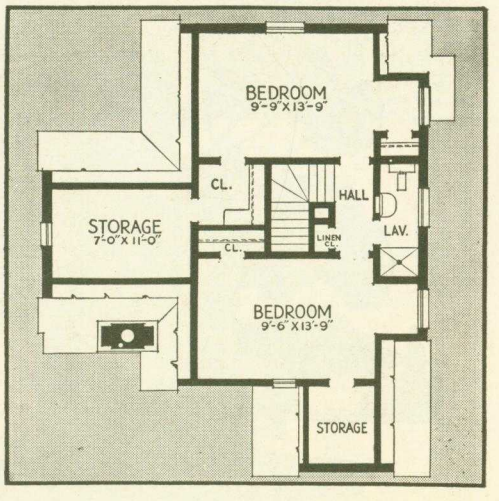
In decorating the interiors the general keynote of simplicity has been maintained thruout, with resultant economies. The decorative scheme used has been the provincial English, employing slightly rough-cast plaster walls with knotty wood trim oiled and waxed.

TO PROSPECTIVE home-builders who have looked high and low for an attractive small-home design, it will be obvious that emphasis has been placed on exterior appearance, a quality of importance frequently lacking in homes in the lower-price range.

The choice and variety of materials used are perfectly adapted to this English design. The foundations, carried below the local frost line, are concrete. First-floor walls are solid brick or brick veneer, the entrance being accentuated by the use of timber and a herringbone brick pattern. The bedroom which projects beyond the main body of the home has been carried out in stucco and half-timber, the stucco being applied directly to the brick back-up. If so desired, or if its cost proves excessive, this stucco may be left off and the brick between the timbers given a heavy coat of whitewash. The second-floor walls, or gables, are of frame, sheathed with rough cypress siding left to weather or stained a dark brown. Covering all is a roof of red-cedar shingles stained dark brown. The massive chimney in the front adds character and balance to the design.







By placing the heating facilities just below the first floor it is possible to eliminate the basement

The living-room is enlivened by the simple fireplace and its fuel closet below the deeply recessed windows

Bildcost Gardened Home Plan No. 208

A Small Home with Big Possibilities

By Elliott Lea, ARCHITECT

THIS house has been so designed and planned that it can grow along with the family whose home it is.

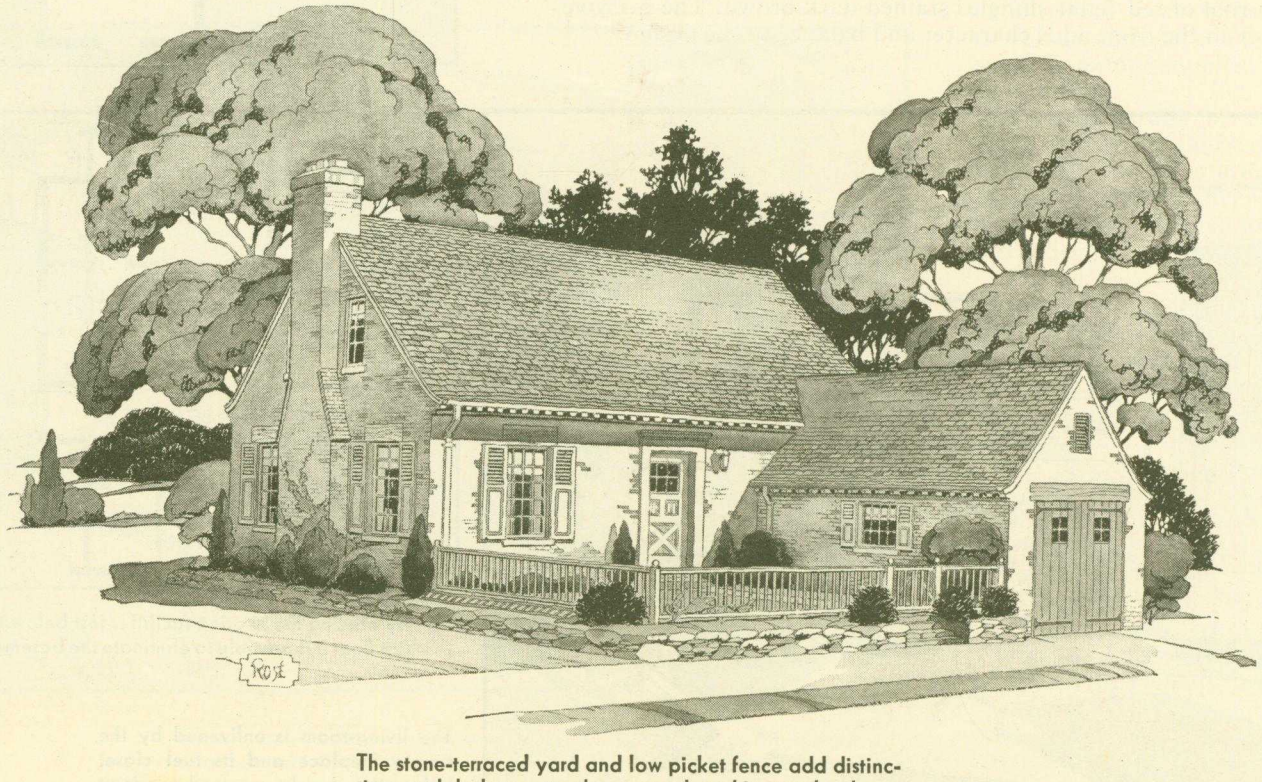
From a small and inexpensive beginning it may in time be converted into a quite commodious but still inexpensive home. Planned for a family of limited means, it is a thoroly economical home, affording its owner the chance to economize not alone in building but in furnishing and upkeep as well. And yet, despite this economy, it offers a definite charm and graciousness all its own.

The exterior presents a simple and satisfying picture. Low and rambling, the home rises from the ground as if it had grown there as a part of its natural surroundings. It would achieve great distinction if built of brick and whitewashed or painted, but if one's taste did not run in this direction, unpainted common brick or rough stone would be equally satisfactory. The roof should be of slate, or wood, or asbestos shingles; green if of slate and a weathered brown if wood or asbestos shingles are used. The terraced front yard, with its flagstone steps and walk and its low picket fence, adds a most distinctive touch to the whole picture and provides at the same time a very practical advantage in creating a sense of privacy. Besides, if there are very young children in the family the fence may act as a mild restraining influence on their tendency to wander too far afield.

The first-floor plan shows the home as it might be in the beginning, with a commodious living-room which has a generous sunny bay window large enough for dining at one end, a well-lighted kitchen, a bedroom, a bathroom, and an attached garage. These first-floor rooms are all that need be built in the beginning, leaving the space on the second floor for future development, thereby holding down the cost of the home to a low figure.

IN PLANNING the home as much thought has been given to beauty as to utility. First impressions are most important ones, and every effort has been made to make a good one in the entrance hall. This feature is generous in size, and the feeling of space, which exists thruout the home, is heightened by the open stairway leading to the second floor. In design the hall is well balanced and pleasing in form, with walls sheathed with wood paneling and with a floor of wide oak planks. A console table against the stairs, a small mirror on each side of the entrance door, and an interesting rug on the floor would furnish it completely.

The living-room, to the left of the



The stone-terraced yard and low picket fence add distinction and balance to the general architectural scheme

Bildcost Gardened Home Plan No. 209

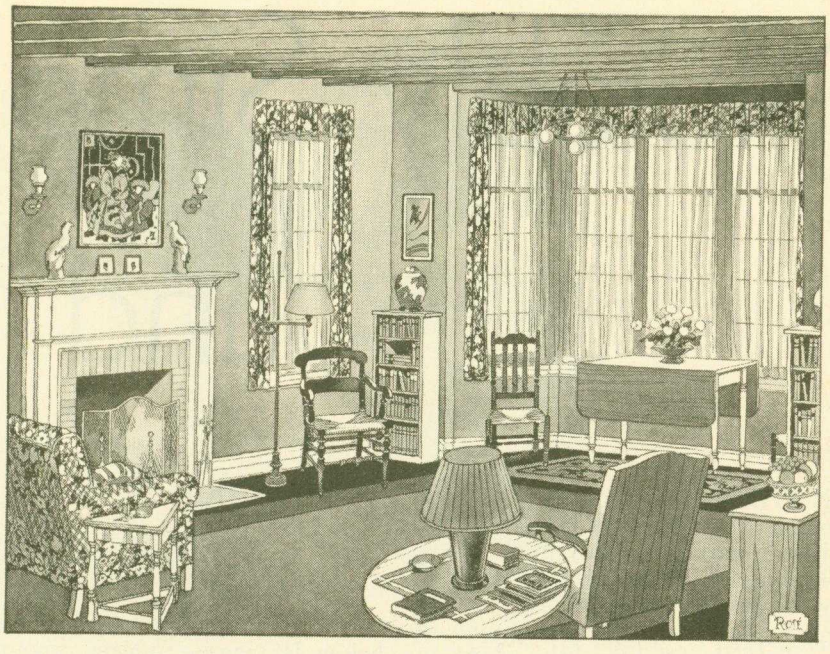
hall, should further enhance the effectiveness of the first impression, for here might well be concentrated the owner's greatest efforts in decoration. In this room, as in the hall, we find balance in design, repose, and a sense of spaciousness, brought about in this instance by the wide windows in the front and side walls and the splendid bay window at the back. There would be no complicated questions of furnishings in this room, for it is so arranged that the furniture will fall naturally into three groups—that of the divan and easy chairs before the fireplace, the dining table and chairs in the bay window, and a desk or piano at the other end of the room.

The kitchen needs little explaining. It is bright, spacious, yet small and well enough arranged to make the work which goes on there pleasant and easy. From this room access may be had to all parts of the home: to the basement stairs, the bedroom, the front hall, and the garage. Wherever the homemaker may be in this home she will always be near the front door and can reach it without passing thru any room other than the one in which she happens to be.

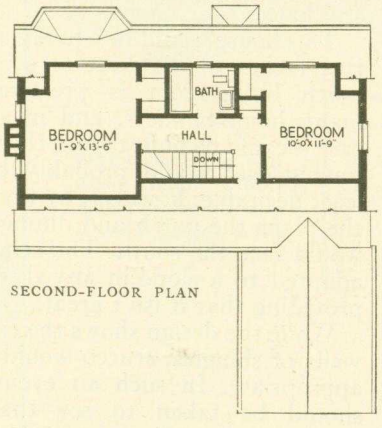
THERE is a growing tendency among home-builders to place the garage at or near the front of the home, and this arrangement has been followed here. However, the wing could be used as a second bedroom and the garage placed in a detached position.

This home would fit nicely on the average 50-foot lot, either interior or corner, and would be especially effective in a locality where the building lines are rather close to the street. Properly gardened it would be equally well located on larger sites, for there are unusual opportunities to plan and carry out a complete and distinctive garden.

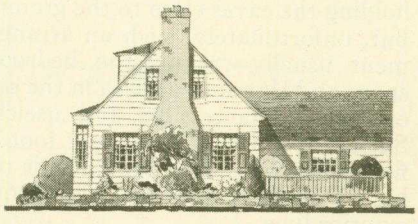
The working plans for this home are illustrated on pages 4-11 in this book.



Each side of the house is attractive in itself, and the low garage wing is unusually graceful in its relation to the main house

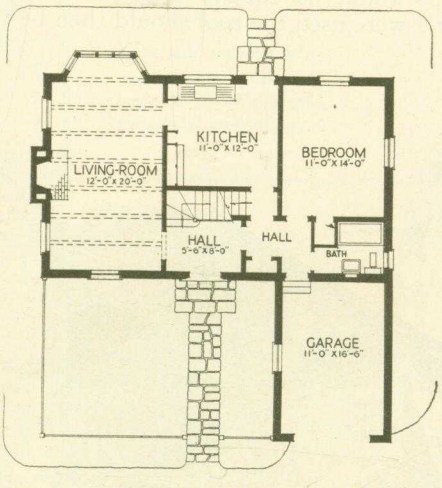


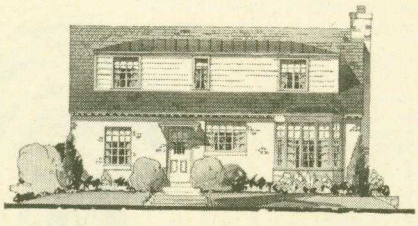
SECOND-FLOOR PLAN



Left-Side View

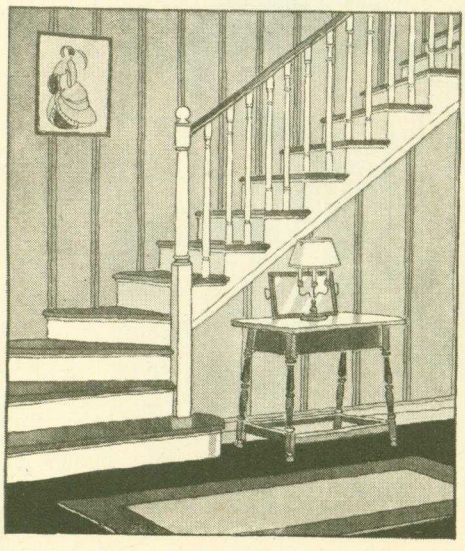
FIRST-FLOOR PLAN



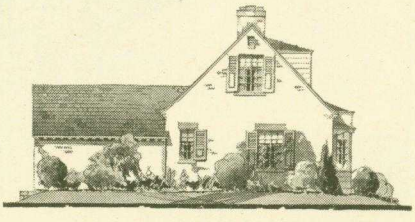


Front View

The wide bay window at the end of the living-room provides a delightful space for dining and a splendid view of the garden



An open staircase rises directly from the interesting wood-paneled hall, a practical and convenient arrangement due to its central location in the home



Right-Side View

Bildcost Gardened Home Plan No. 209

Notably Simple and Graceful

By Arthur N. Starin
ARCHITECT

IN THIS Bildcost home an excellent quality of design has been attained without recourse to any of the fussy and impractical devices so often used by the devotees of pseudo-quaintness and similar shams. Here is a home of simple, graceful lines, the merit of which lies solely in the handling of the roof, the shape and location of the porches and garage wing, and in the unusual and effective contour of the chimney.

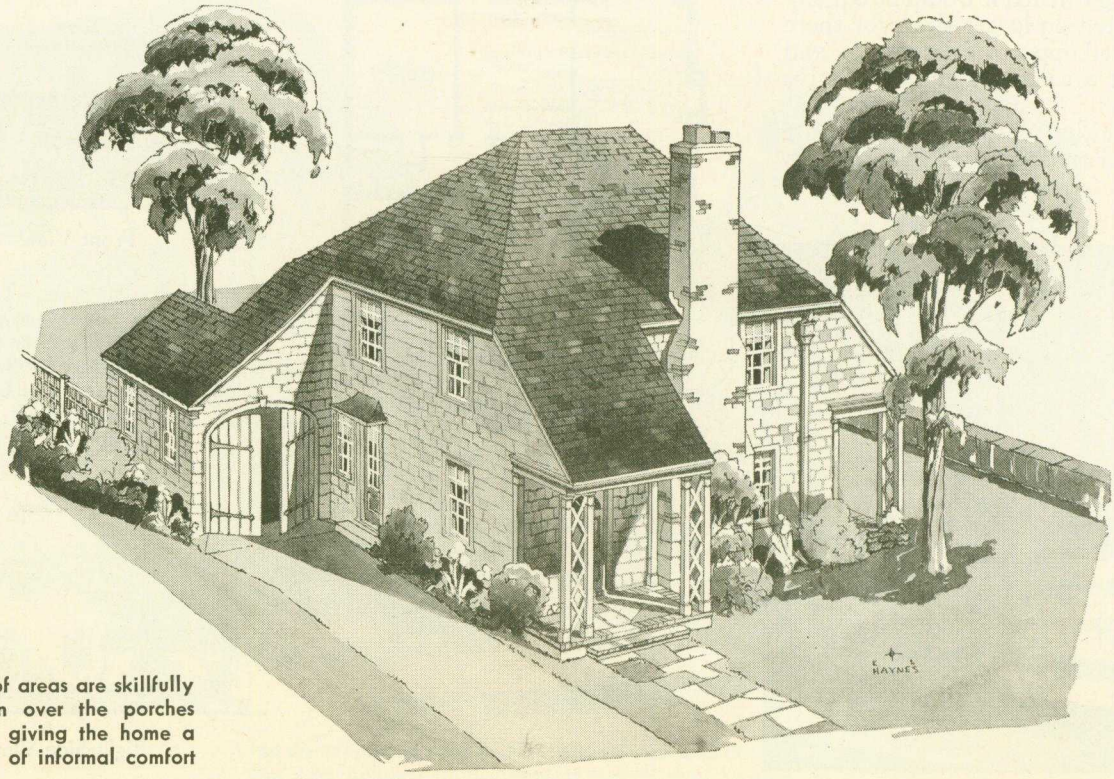
It is a simple matter to give a small house a homelike and cozy air by holding the eaves close to the ground, but, unfortunately, such an arrangement usually cramps the bedroom space and leaves large area in the second story inaccessible and useless. Such a sacrifice, where every foot of floor space should be available, is too high a price to pay for picturesque exterior lines.

This home, however, is notable for its graceful and homelike appearance, and yet the entire second-story floor space within the main lines of the house is devoted to full-height rooms. Where the roof is carried lower, it covers only the porches and garage below, leaving an unusual amount of closet space adjoining the bedrooms and bath.

This house would be equally attractive facing to the west or south. A north living-room is preferred by many home-builders, and in such a case it could be built to face the north. Facing east would probably be the least desirable; however, by reversing the plans the porch and dining-room would face the south. The scheme is adapted to a slope in any direction, providing that it isn't great.

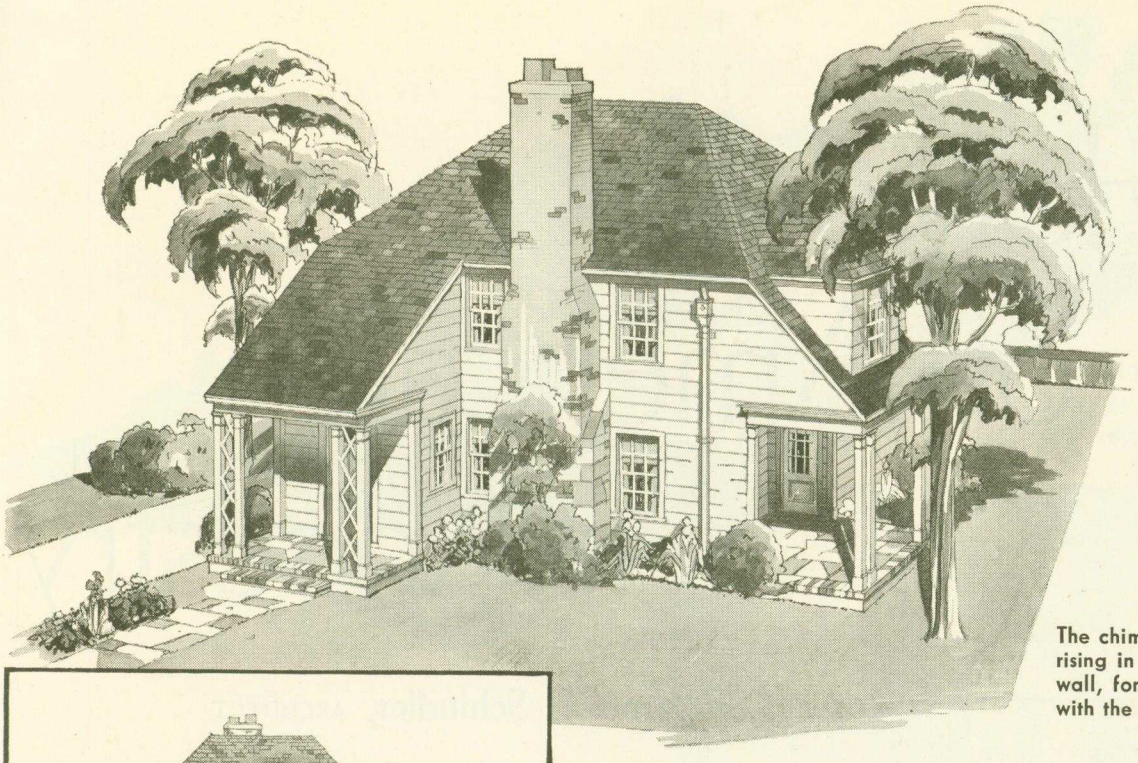
While the design shows the exterior walls of shingles, stucco would be as appropriate. In such an event care should be taken to see that the mortar in the chimney is the same color as the stuccowork. Altho designed to have a shingled roof, slate would be equally effective. If slate were used the roof should then be the dominating color in the scheme. The slates should be slightly rough in texture and varied in color, and an effort should be made to have them harmonize with the predominating color of stone in the chimney.

CARE should be taken in selecting the colors for both the interior and exterior work. For the exterior there is no better way than assembling samples of the stones to be used and developing the color scheme from them. For example, if in the stone of the chimney there is a rather pronounced color, it may be reflected and complemented in the color of the roof shingles and sash. It is most important that a color relation be established between the chimney and wall material, whether it be stucco or shingles. If shingles are used they should be treated with one of the several patent paint materials that gives the effect of whitewash and the chimney itself should be whitewashed, excepting the cap and pots, which may well be finished in the color of the sash. The garage doors may be white.

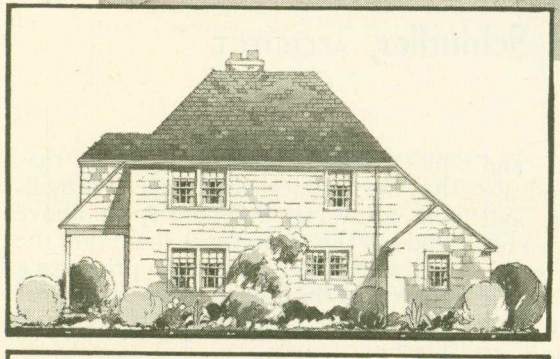


The main roof areas are skillfully carried down over the porches and garage, giving the home a desirable air of informal comfort

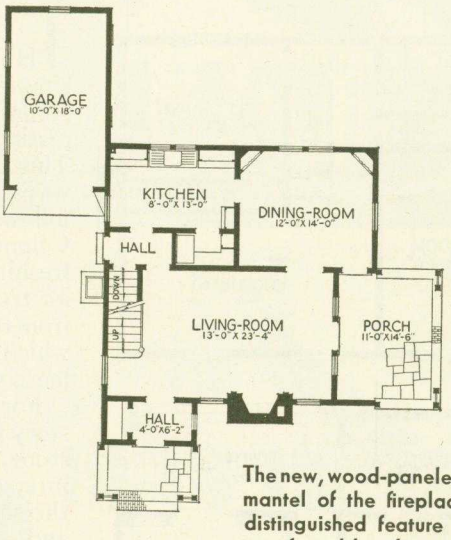
Bildcost Gardened Home Plan No. 210



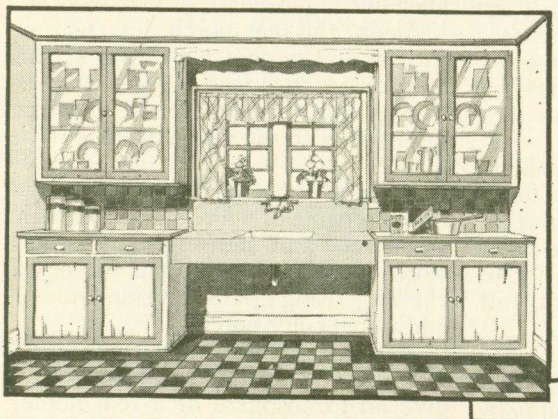
The chimney, of stone or brick, rising in the center of the front wall, forms a pleasant contrast with the down slope of the roof



Above left: The rear view. Height is balanced by the low and sloping garage wing

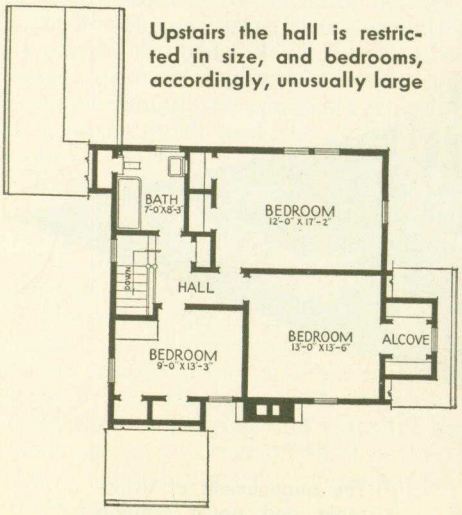


The new, wood-paneled overmantel of the fireplace is a distinguished feature of the comfortable living-room



Kitchen worktable, cupboards, and sink form a pleasing and practical unit modern

Upstairs the hall is restricted in size, and bedrooms, accordingly, unusually large

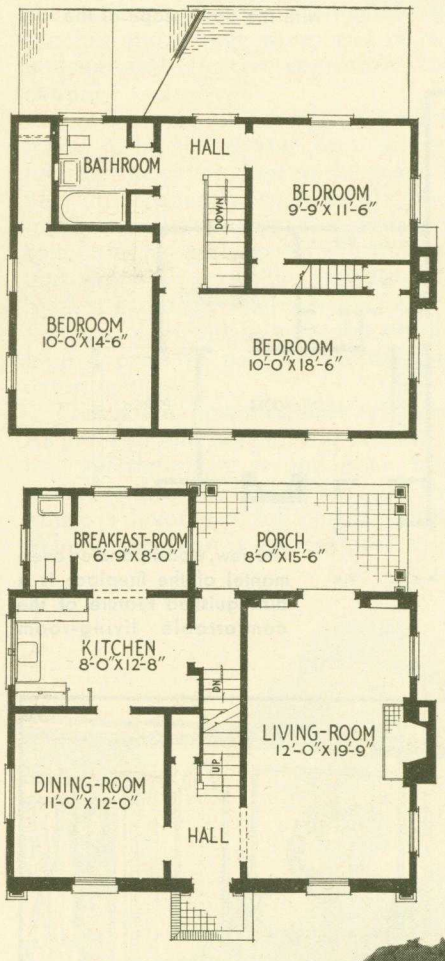


The first-floor porch is accessible from both living- and dining-room

Bildcost Gardened Home Plan No. 210

A Home of American Ancestry

By James F. Schindler, ARCHITECT



THE attractive proportions and simplicity of line of this typically American home give it charm and distinction that appeal to most of us. This distinction is achieved in many ways, for while in its general shape it follows the traditional lines of the Colonial period, there are many refreshing details employed in its exterior treatment to make it far removed from the commonplace box-like houses which, for want of a better name, are loosely called Colonial.

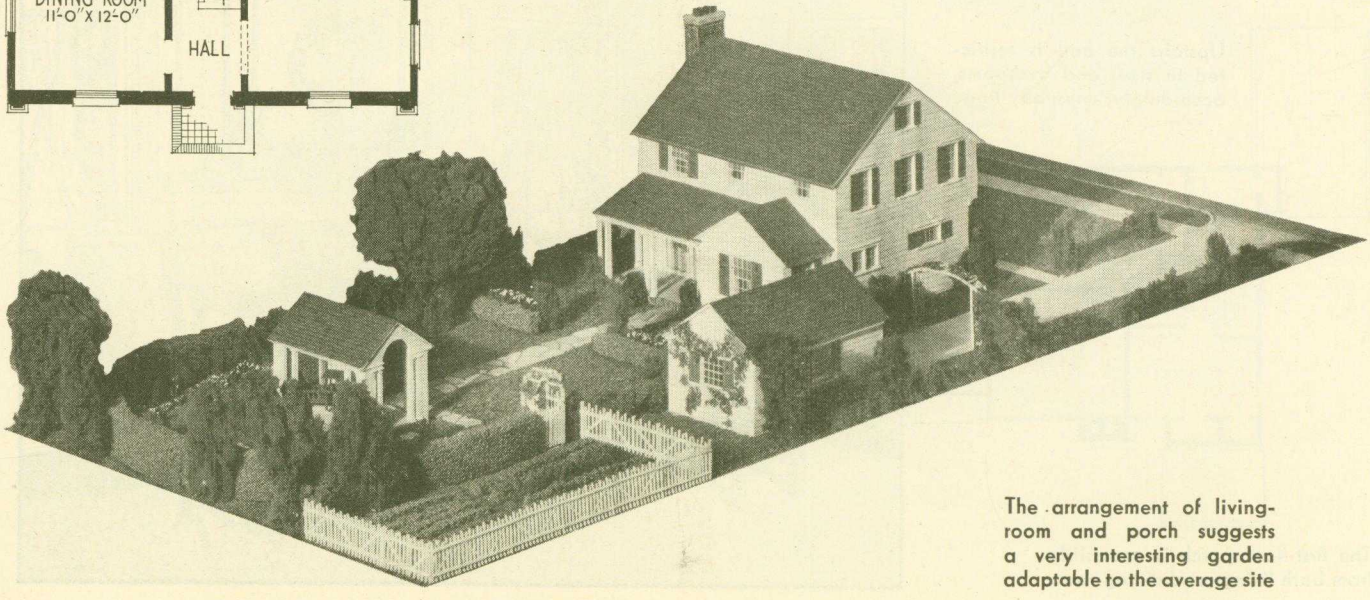
For instance, the facing of the first-story floor walls at the front is of fieldstone, a treatment which provides an interesting variation in texture from the smooth finish of the siding above and adds a feeling of strength and solidity to the design.

THEN you will note that the second story overhangs the first approximately one foot, an arrangement that has the practical advantage of providing additional bedroom space above and, at the same time, sheltering the entrance doorway. It also produces a rich effect thru the shadows cast across the front of the house at the second-floor line.

Again, the rear porch, intersecting as it does the one-story wing at the rear, serves to spread the house at its base, giving a very desirable effect of informality to the whole composition.

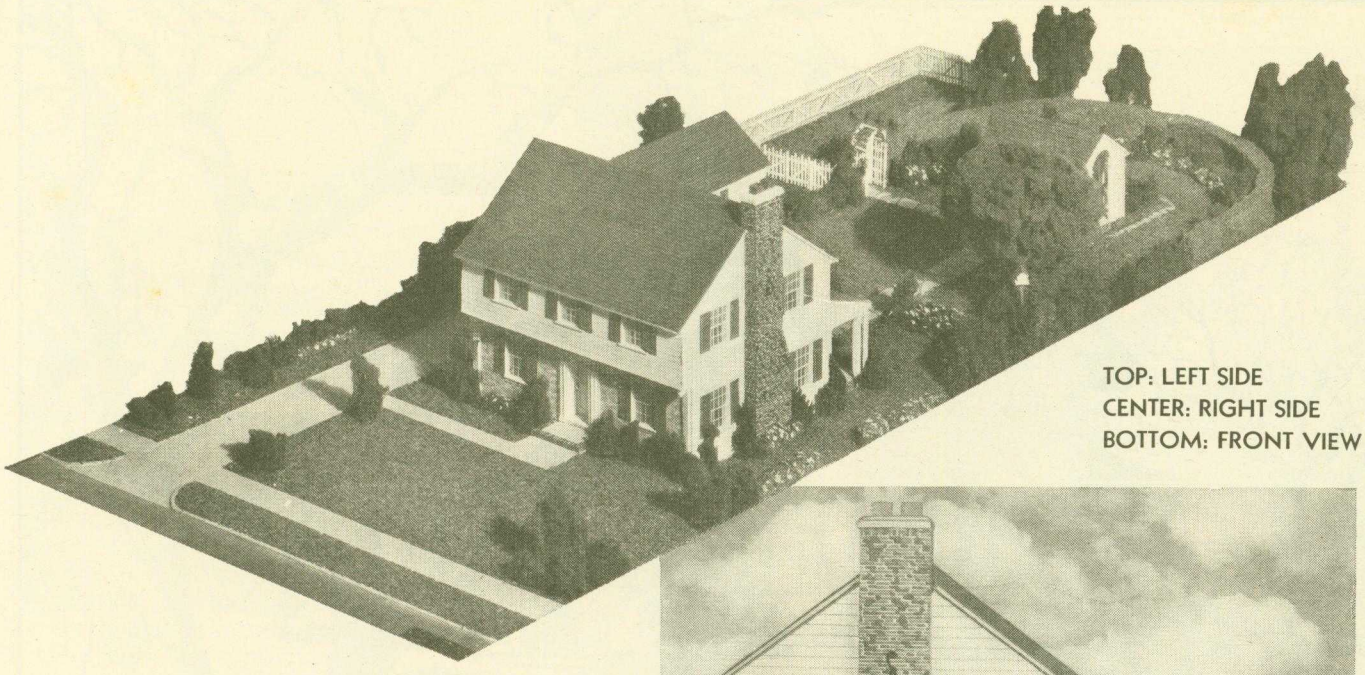
THE exterior colors follow the traditional scheme of white side walls with green roof and shutters. The stonework of the front wall and the brick chimney rising up the left side provide additional color notes.

As to the interior, the various built-in features and the plan arrangement give an atmosphere of a real home,

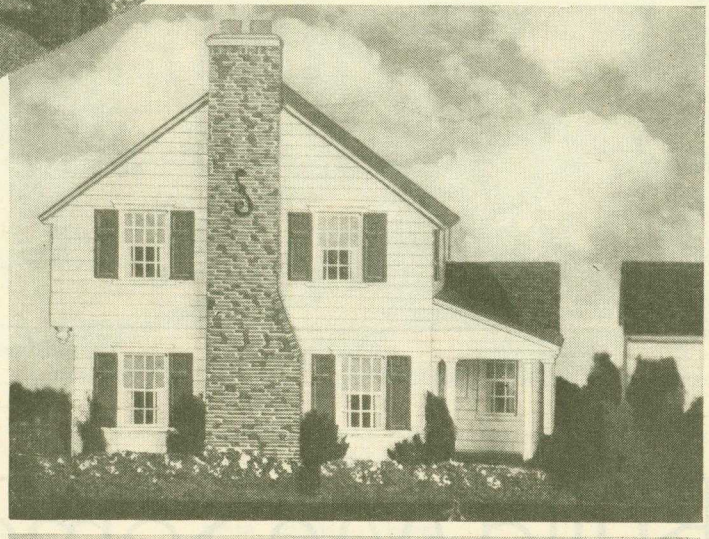


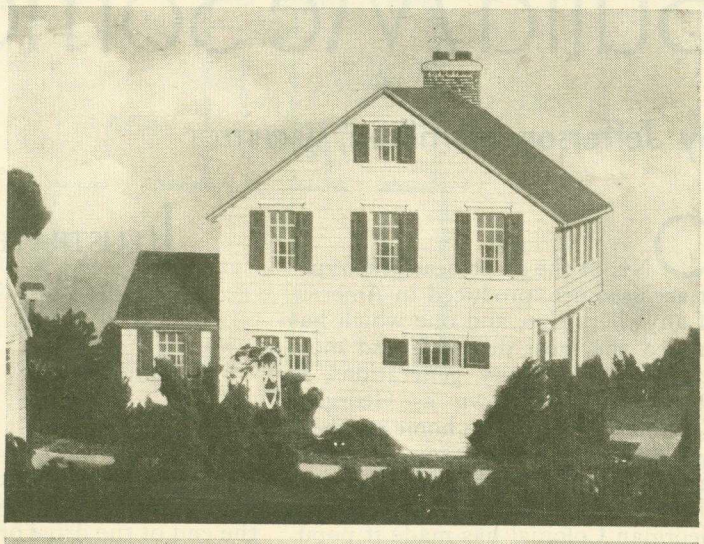
The arrangement of living-room and porch suggests a very interesting garden adaptable to the average site

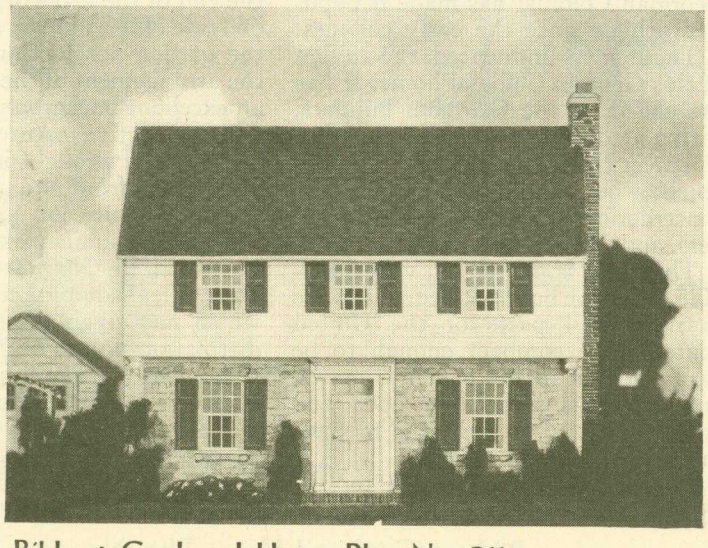
Bildcost Gardened Home Plan No. 211



TOP: LEFT SIDE
CENTER: RIGHT SIDE
BOTTOM: FRONT VIEW







planned for beauty and comfort—above all, for convenience. True to the Early American period, the white walls of the living-room are covered with paneled and waxed knotty pine.

AGAIN, in the dining-room, the wall-spacing permits a good arrangement of furniture. Here the walls are designed in formal paneling to three feet above the finished floor, which should be decorated in egg-shell-finish enamel, with wallpaper covering the remainder of the walls.

The breakfast room is pleasant and comfortable, having enough room for breakfast table and chairs, instead of the usual benches, and adequate space is provided for the chairs and for convenience in serving. It is difficult sometimes to find space for the built-in ironing board where proper lighting will justify its location, but in this plan the board fits perfectly on the lavatory wall.

The second-floor plan fits in very well with a home of this type. The rooms are all quite large. The two front bedrooms will accommodate twin beds and a convenient arrangement of a complete bedroom suite besides. Each room has the essential cross-ventilation, and by placing the beds on inside walls protection against drafts is insured. The wood trim in the bedrooms should be enameled white or ivory in a satin finish and the walls papered in Colonial block patterns of appropriate colors.

In the bathroom a large accessory closet is provided for towels, washcloths, and a special storage for medicines.

The garden plan shown for "A Home of American Ancestry" was designed by Alfred C. Hottes, Garden Editor of *Better Homes & Gardens*. As will be seen from the illustrations, he has taken advantage of the features of the house by providing a vista from the rear porch down the random flagwalk and thru the summerhouse, at the rear of which a tiny formal pool is located in a semicircular garden. Back of the garage is an area to be used for a playground or for clothes-drying, behind which is a small vegetable garden attractively fenced.

Bildcost Gardened Home Plan No. 211

Georgian dignity and modern simplicity are well combined in the exterior treatment

Build Me Something Simple

By Jefferson Hamilton, ARCHITECT

ILLUSTRATED built with stucco, this beautiful Georgian Colonial home looks equally well built with brick, trimmed with brick, or as a frame house finished with siding or with shingles.

—THE EDITORS

ONE of the most beautiful types of architecture, produced in America of anywhere else, and one which has proved the most desirable and most successful for many generations, is that generally known as Georgian Colonial, of which the home on these pages is a stunning example. As a matter of fact, the fine simplicity, directness, and peacefulness of the Georgian Colonial has made it popular with us since the early colonies.

These facts influenced the design of this Georgia Colonial home. It has the charm of the Georgian builders, with a modern plan arrangement that will meet the strictest demands of the home-owner—those of economy of construction, compactness, livableness, and, above all, comfort.

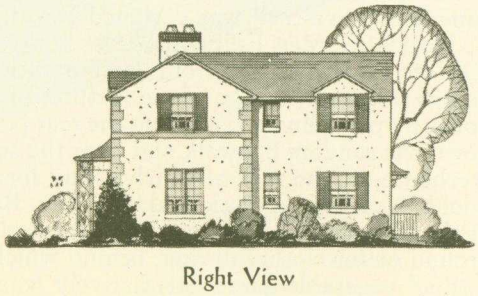
The home is, moreover, very adaptable. It can be built with equal success in nearly all parts of the United States. It is compact enough to be easily heated in the colder climates, and yet it is sufficiently open and cross-ventilated to meet the requirements of the warm climates.

The house can be placed on the average 50-foot lot, with a drive located on the service side of the house. The garage can be located either at the end of the drive or turned so that one side of it will form a wall opposite the garden porch, thus affording, in the arrangement of the flower garden, an excellent background for planting.

An attractive feature of the exterior is the use of wrought iron in the trellises on the front and garden porches. This is reminiscent of the many interesting similar examples to be found in Charleston and in New Orleans homes, a treatment which has given these houses a distinction not to be found anywhere else in this country.

The further use of quoins at the corners of the house is quite characteristic of the Georgian houses and gives sturdiness to the exterior. The dormers over the second-story windows break the long rooflines.

The unique feature of the plan is the location of the main stairway. It is arranged towards the rear, giving an unbroken effect between the living-room and the dining-room, which can be thrown into practically one large room on special occasions. Further advantages are apparent also when you study the convenient relationship of



Right View

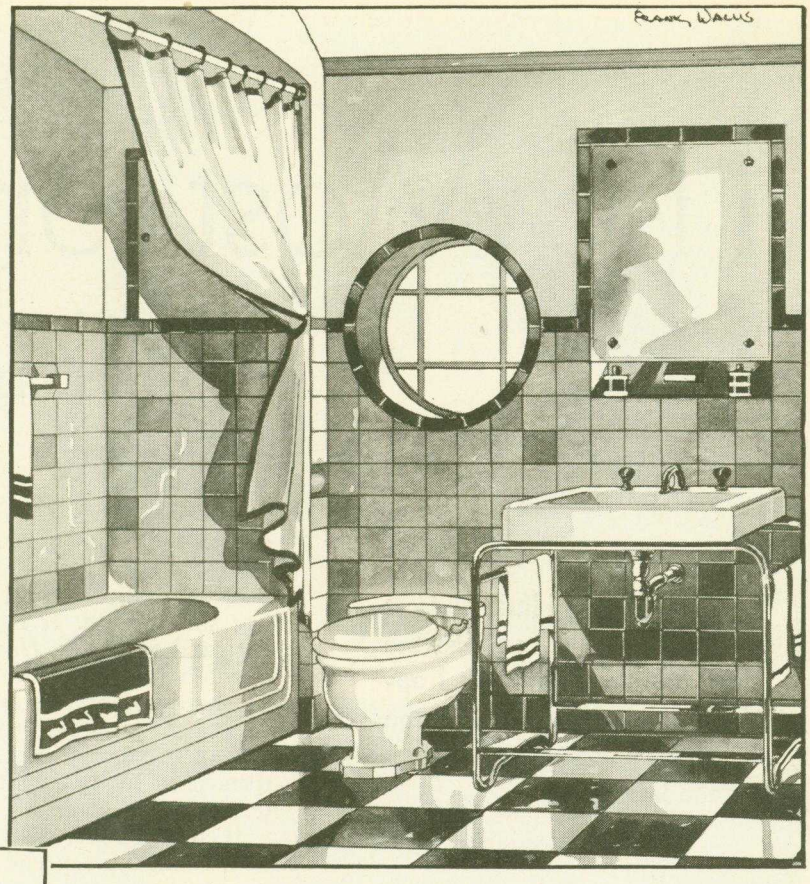
Bildcost Gardened Home Plan No. 302

the stairway to the service portion of the house. It answers the demand for the usual service stairway, due to its privacy, and yet it makes an attractive interior viewed from the front door or from just inside the door.

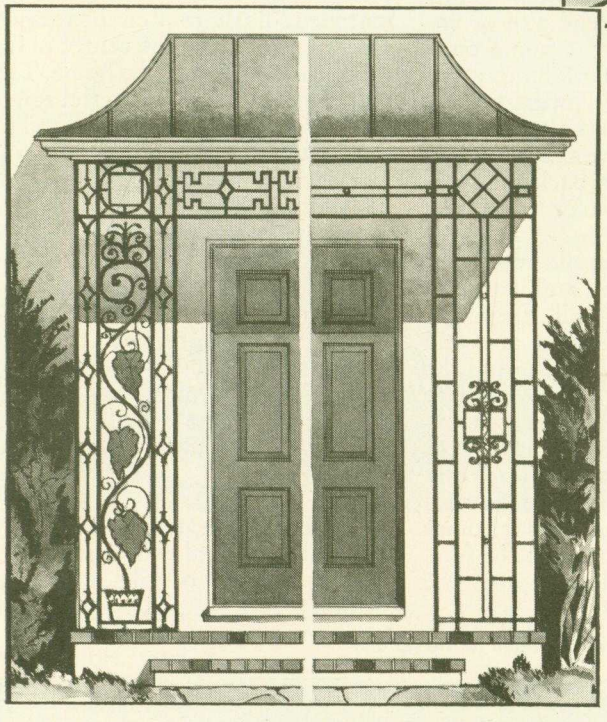
The location of the porch, so that it becomes a garden feature, is doubtless the most desirable modern arrangement for the average lot, as it is the only way any privacy can be obtained. Locating the house with the points of the compass, so that the porch is in shade in the afternoons, forms a cool retreat.

A breakfast nook has been provided to meet the demands of most homemakers. Of course, a little dining set can be used instead of the built-in seats, if you wish. The location of the breakfast room makes it most useful as a serving pantry for the dining-room on more formal occasions. The kitchen, because of its adequate size, cross-ventilation, and arrangement of fixtures, meets the requirements of the most critical.

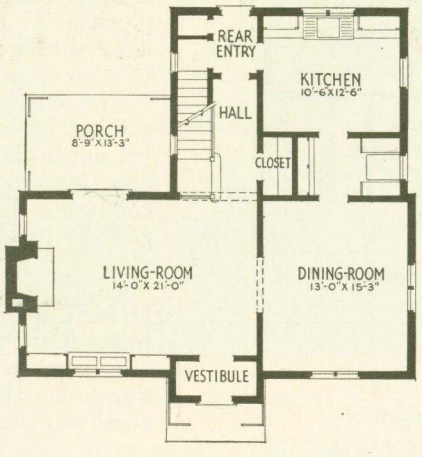
The second floor provides three fine bedrooms, all of which have been studied for furniture arrangement. Each has excellent light and ventilation, and all are large. Both bathrooms are on the second floor.



The bathroom, with its circular window and well-located fixtures, is compact and distinctive

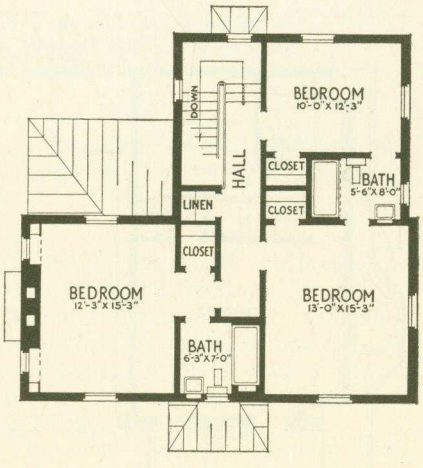


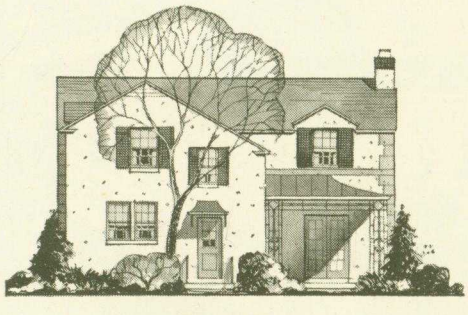
The entrance is charming with either the intricate or simple iron trelliswork



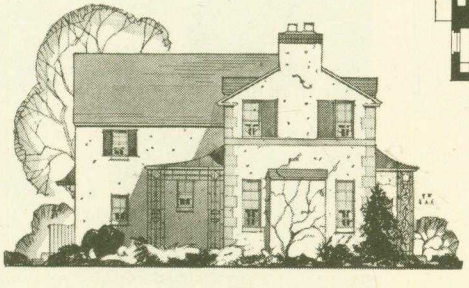
FIRST-FLOOR PLAN

SECOND-FLOOR PLAN





Rear View



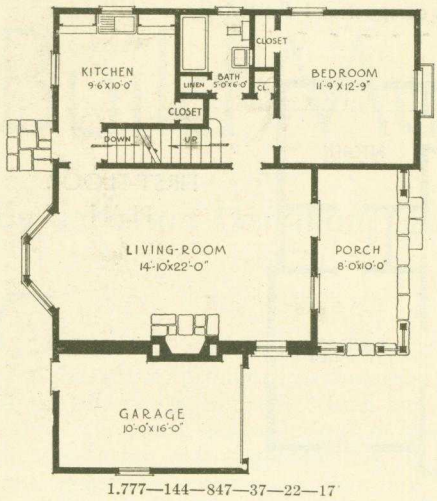
Left View

Bildcost Gardened Home Plan No. 302

The Most for the Least

By Elliott Lea, ARCHITECT

THIS beautiful little Bildcost Gardened Home combines the low cost and sentimental appeal of the small home with the comforts and accommodations of the larger



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BOTH in appearance and in its real interior dimensions this little gardened home escapes the crampiness and tightness usual in the average small home. It is specifically designed for *Better Homes & Gardens* families that, while demanding of their homes a quality and a pleasantness above the average, still of necessity must obtain the utmost in living facilities for the least possible cost.

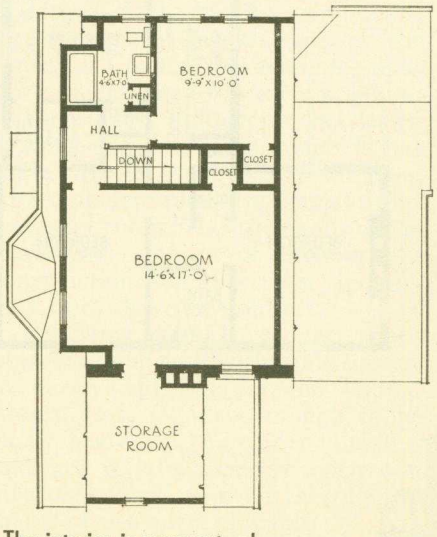
It is a singularly adaptable home, demanding no especial site or environment, equally at home on a 50-foot wide New York lot or a village acre in the Middlewest, merely asking of its owners that they treat it kindly, laying at its feet a bit of green lawn and at its back and sides a few shrubs and two or three trees to keep it company.

The exterior is simple and unassuming, both in form and material, yet not in the least dull. Form and line, material and color are well composed. The varying lines of the roof, for instance, the predominate mass of the main roof, the continuing horizontality of the garage roof (which adds to the apparent breadth of the home), the graceful sweep of the main roof as it comes down over the porch, and the final accent of the small gable over the bedroom wing—all combine to make a composition whose units are well tied together.

THREE different materials—each for a specific purpose—are used very effectively on the walls. Most of them are covered with wide siding, but the end wall between the home and the garage, as you can see, is of solid brick, which serves as a fire stop, and the walls inside the porch are covered with matched, flush jointed boards or shiplap, for here is the center of interest of the front of the home. The plain surface of this material tends to draw the eye to this point and at the same time sets off to best advantage the ornamental frame and panels of the entrance door. The roof may be either wood or asbestos shingles.

To be most effective wood-covered portions of the walls should be painted snow white, with the window sash a light apple-green and the roof a soft brown. An alternate attractive scheme would be silver-gray stained-shingle walls instead of siding.

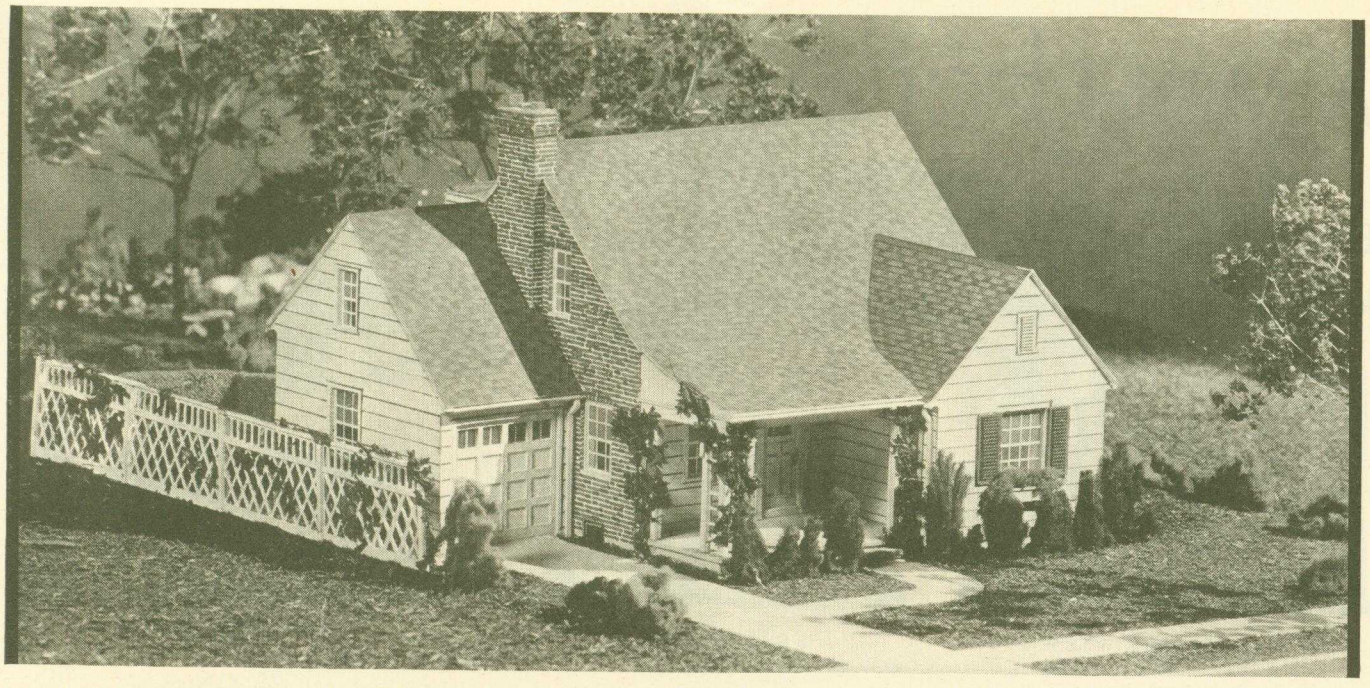
WHILE the exterior is thoroly satisfying, the real and most praiseworthy virtues of this gardened

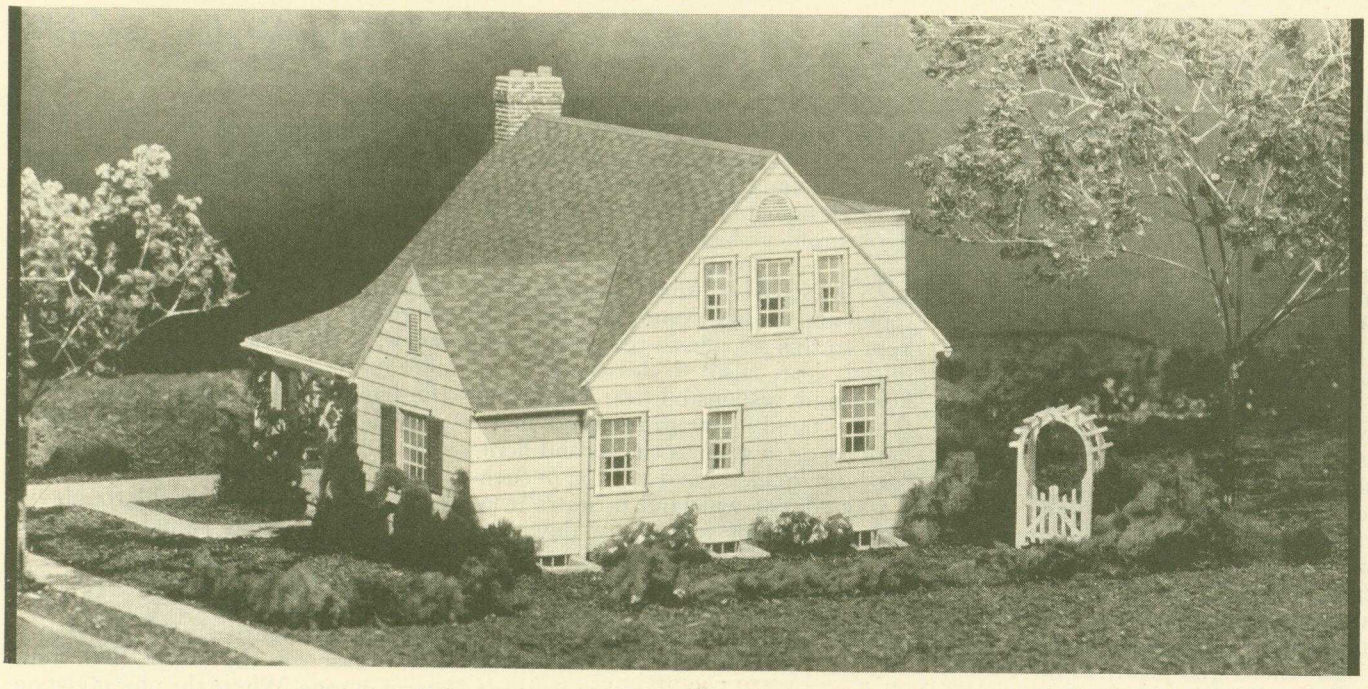


The interior is compact, allowing maximum room sizes

Almost all the principal rooms are open to the garden

Bildcost Gardened Home Plan No. 304





The whole scheme is adapted to an informal but complete garden treatment on the average lot

The garage, entrance porch, and brick end wall add variety to the exterior

home lie in the plan and the interior. Here is at once economy without loss of comfort, and simplicity without sacrifice of esthetic quality. Thus the often desirable but seldom necessary entrance hall and dining-room have been omitted and the space which might have been used for them has been thrown into the living-room. The result is a room unexpectedly large for so small a home. There can hardly exist in such a room the feeling that one is within a home whose primary purpose is economy. Fifteen feet wide and twenty-two feet long, it is still not so large as to make furnishing a burden. A stretcher table of cherry or maple, and chairs and a welsh dresser or corner cupboard of the same material will complete the dining end of the room, and a divan, one or two easy chairs, a desk, and the necessary end and incidental tables and lamps will adequately furnish the rest. Space is still left, tho, for a radio, bookshelves, and any other odd pieces which every family accumulates thru the years.

In design the living-room is most pleasing and is—as it should be—the outstanding feature of the whole home. The splendid bay, with its windows carried nearly to the ceiling, becomes the dominating center of interest and offers a delightful opportunity to fix the axis of the garden behind the home.

One of the pleasing features of this home for a family with limited amount to build it, is that the second floor can be completed at some future date. For a small family, the first floor will be found adequate for a short time.

The second floor has sufficient space for two extra bedrooms and a second bathroom, but these need not be finished until such time as you need them. However, space occupied by the hall and the bathroom may be finished when you build the home and used as a second bedroom.

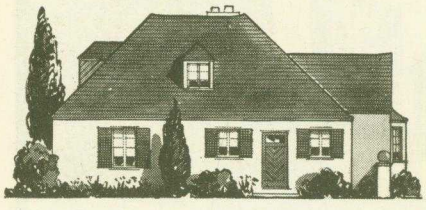
When the second floor is finished the downstairs bedroom may be used for a study, a playroom, a sewing room, or a recreation room if it is not needed as a bedroom.

The cost of this beautiful little home, with the one room finished on the second floor, is very low, yet properly constructed and well gardened as shown, it offers the young family a permanent and lovely home in which to shelter and nourish the roots and branches of family life.

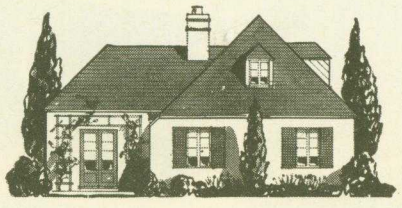
Bildcost Gardened Home Plan No. 304

A Model For Any Community

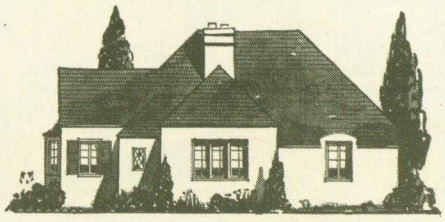
Designed for any section of the United States, for any site—level or hilly—it fits easily on a 50-foot lot



LEFT-SIDE VIEW



REAR VIEW



RIGHT-SIDE VIEW

By Frank Wallis, ARCHITECT

IN SETTING out to design this cottage, two requisites were ever in my thoughts. In the first place the plan must be modern, practical, and economical. Second, the little home must be designed to give it at once the air of individuality and distinction. And with special emphasis laid on these points, the problem has been solved to a marked degree.

One other thing was carefully sought while duly considering persons with moderate incomes: The plan must be so arranged to fit easily on a 50-foot lot, with the service entrance unmistakably separated from the main doorway and with sufficient driveway space. This, as you can see, has been accomplished comfortably without crowding.

For those who prefer to have more individuality in their home, this French cottage will make an excellent change from the English and American Colonial types. Like many of its predecessors, it has walls of stucco and a roof of either wood shingles or slate. Thus, with such a wide range of adaptability, it is ideally suited to any part of our country. The exterior is made graceful by the low eaves, fine proportions generally, and by the manner in which the living- and dining-room wings build up so well with the main mass of the home. Each of the four views is interesting in itself, but especially on the front do we feel a gentle sweep permitting this home to be placed with as much ease on hilly ground as on a more level plot. Even the snug little dormers are carefully designed and placed to avoid harsh profiles when seen from the sides.

OSTENSIBLY, there are but five rooms and the bathroom. The plan was kept to this scheme to realize a lower initial cost, also to lessen general household responsibilities. However, for the family that grows, and most families do, a stair to the second floor has been included and located in such a way that it will land upstairs in a logical position for future development, at which time two rooms and an extra bathroom may be finished.

On the first floor notice that there is not a single corner of waste space. The hall, centrally located, embraces all five rooms. This detail is in itself important. The living-room is generous in size and has a high ceiling.

A large French door leads to a restful open terrace facing the garden. Today, more than ever before, we want to live and dine outdoors. So here is an ideal place for those large, gay umbrellas and the accompanying table and chairs of iron. All these may be left out in stormy weather, and besides their practical use, the custom is very much in keeping with the style of the home.

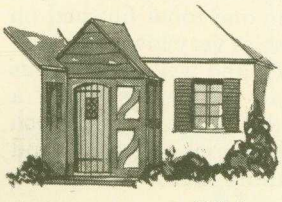
THE two bedrooms are at the rear of the home, where they may enjoy the privacy and quiet of the garden. The kitchen is compact and arranged to save countless steps. The dining-room is nearly square and centers on a delightful bay window.

Casement windows have been used thruout the home to retain charm and character even in the details. In keeping with the idea of economy whereever it can be practiced, only part of the basement has been excavated to provide space for the essential heating and plumbing fixtures there.

The various materials as combined on the exterior, such as the rough cypress siding, cedar shingles or slate roofing, and the stucco, contribute a great deal of color and harmony. It would be quite characteristic for the stucco to be slightly tinted in merely a shade cast off the white, but kept warm in tone. Where the plot is girt on all sides by an abundance of trees and foliage, pink-tinted stucco with black or gray shutters and weathered tone shingles would result in a charming effect.

As shown by the accompanying drawings, you have a choice of other details for the front-entrance doorway and the dining-room bay window. Any one would be equally fitting, for all reflect the best elements of a quiet and refined French byway. With careful study, you will find this cottage free from expensive habits, and a few generations in the future it will be in as good taste as it is today.

Choose Your Entrance—



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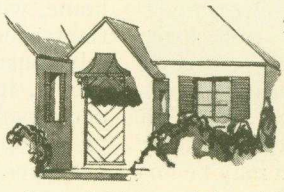

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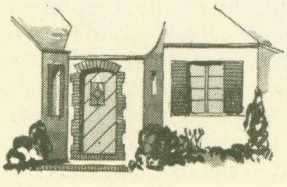

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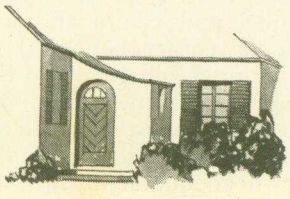

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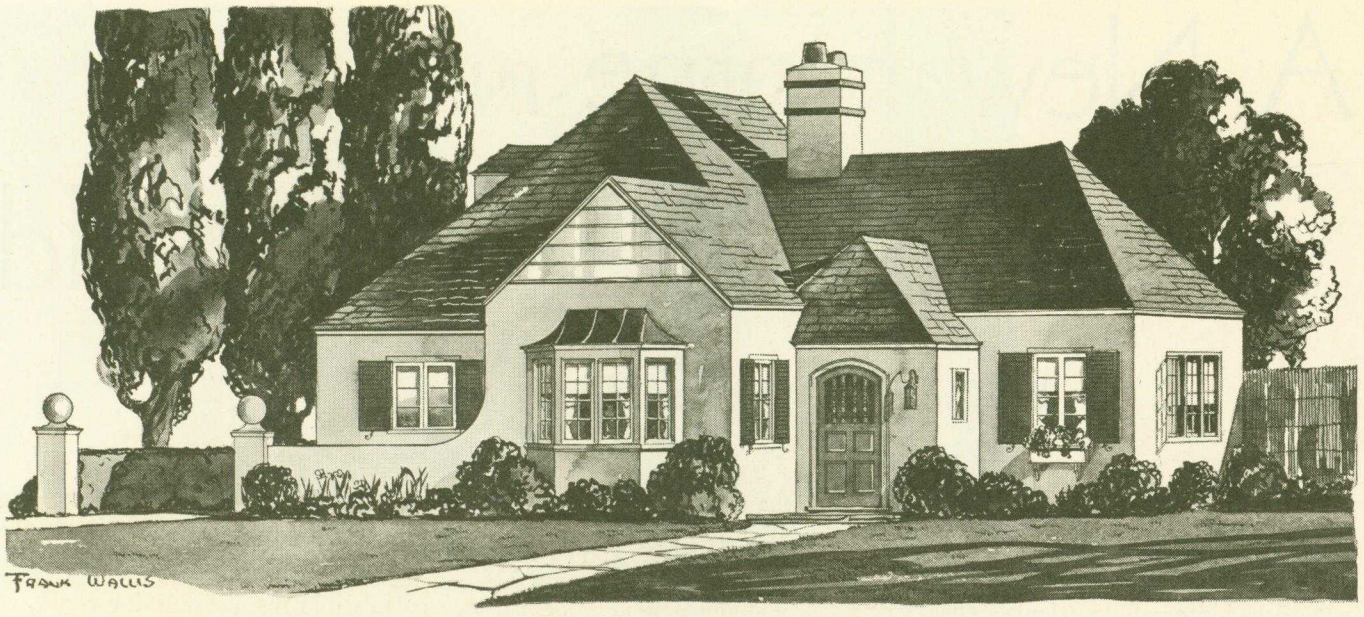
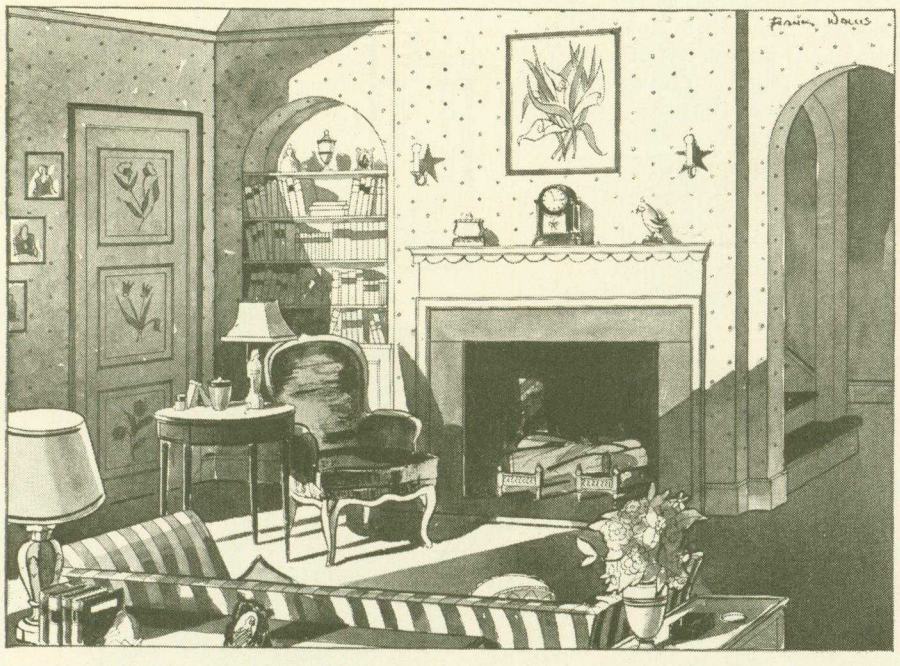
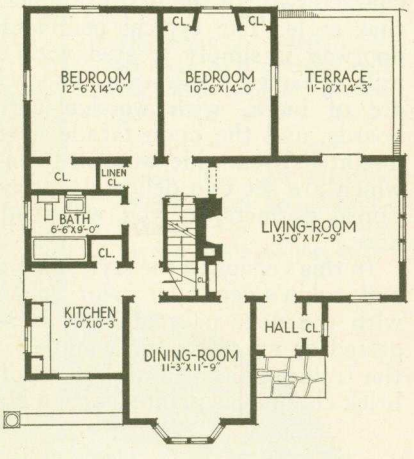
Bildcost Gardened Home Plan No. 308

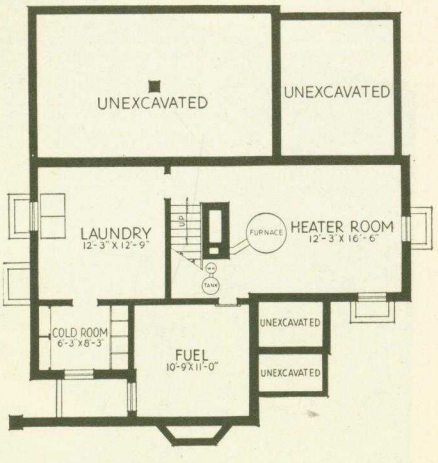


The principal exterior feature is the interesting and well-proportioned roof. Its low eavesline above the side walls, only one story in height, form a good example of intelligent economy in the use of materials. Carefully planned windows and doors give unity and balance to each side

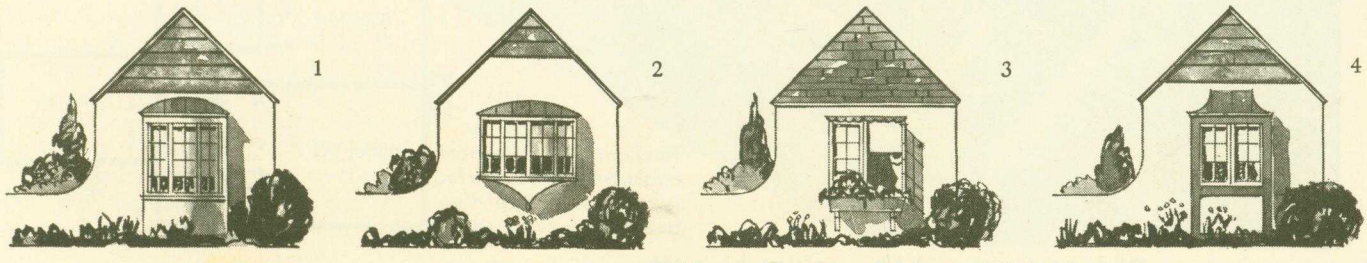


The interior arrangement provides unusually large rooms, all of them well lighted and ventilated. The living-room is particularly well adapted to good furniture arrangement. Below are four variations of the dining-room bay window, allowing a choice within range of suitable styles





Choose Your Bay Window—



Bildcost Gardened Home Plan No. 308

A New Home IN A Style 100 Years Old

By Theodore Whitehead Davis, ARCHITECT

THIS home breathes the dignified charm of a style popular a hundred years ago. It was known as the Greek Revival and its rise was due to the widespread interest in ancient Greece, which was brought about in that period by new researches and much literature by the writers and poets of that day.

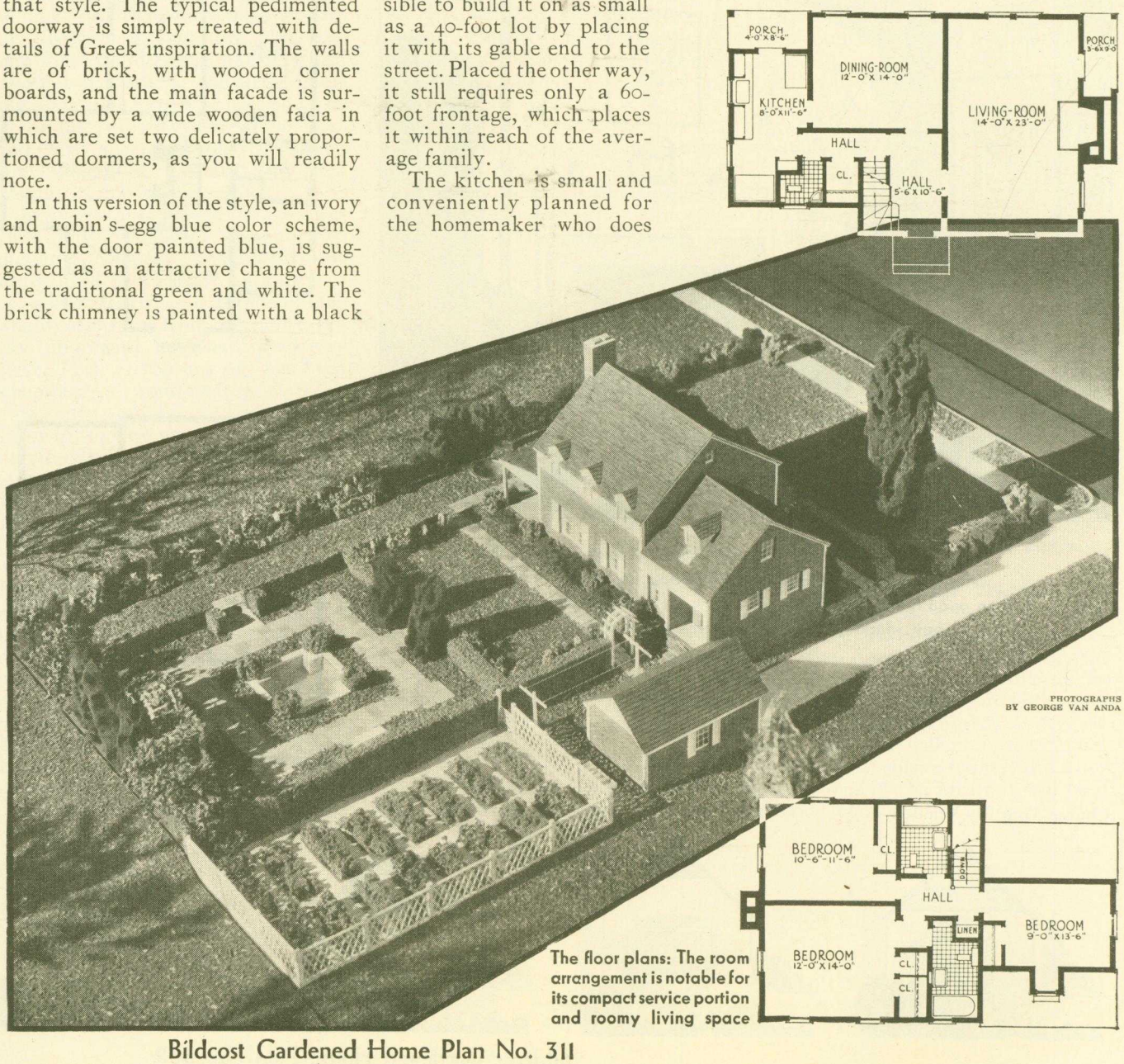
The home pictured here, while very modern in its room arrangement, is characteristic of the best examples of that style. The typical pedimented doorway is simply treated with details of Greek inspiration. The walls are of brick, with wooden corner boards, and the main facade is surmounted by a wide wooden facia in which are set two delicately proportioned dormers, as you will readily note.

In this version of the style, an ivory and robin's-egg blue color scheme, with the door painted blue, is suggested as an attractive change from the traditional green and white. The brick chimney is painted with a black band at the top, and the roof stained a soft gray.

A more informal version of the design may be obtained by using white or natural shingles, instead of bricks, for the walls. If you like a very rough texture the hand-split shingles are good, with a larger size shingle for the wing. The window shutters are regulation stock blinds with fixed slats.

Altho the home contains 21,000 cubic feet, it is possible to build it on as small as a 40-foot lot by placing it with its gable end to the street. Placed the other way, it still requires only a 60-foot frontage, which places it within reach of the average family.

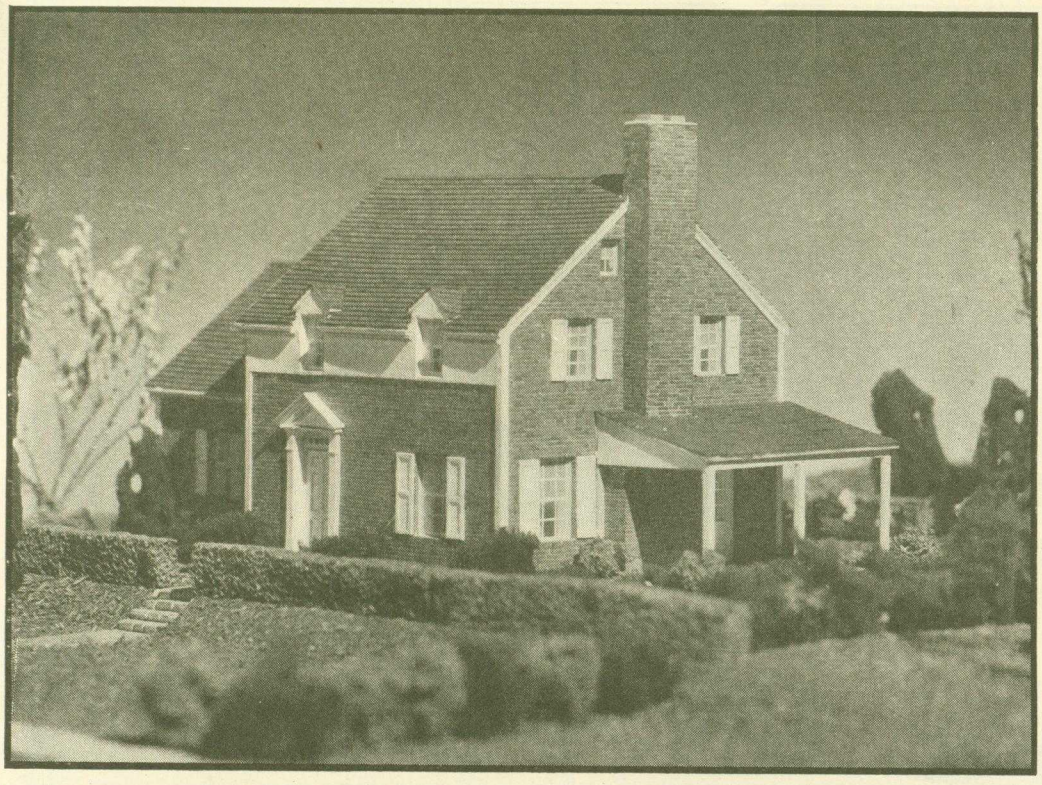
The kitchen is small and conveniently planned for the homemaker who does her own work. The sink, set beneath a window, has cupboards above and below its double drainboard. The range has been set near a window and as far as possible from the living-room, to help eliminate cooking odors and heat. There is a handy light above it. The refrigerator is near the back door, with an electric outlet nearby, so that it is conveniently located. Extra stor-



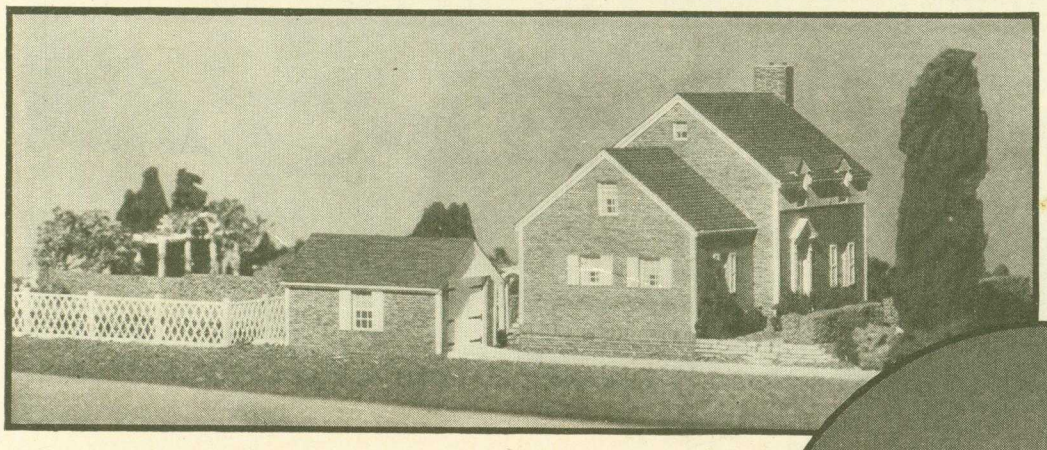
PHOTOGRAPHS BY GEORGE VAN ANDA

The floor plans: The room arrangement is notable for its compact service portion and roomy living space

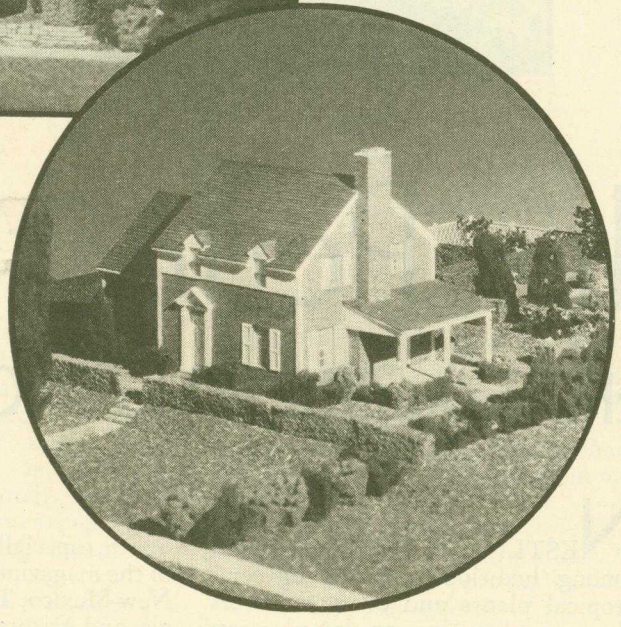
Bildcost Gardened Home Plan No. 311



Dormers of delicate proportions and a classic doorway are true to the traditions of the ancient Greeks



The well-proportioned kitchen wing is a graceful and important element of this beautifully simple design



Simple lines and carefully studied detail give dignity, distinction, and beauty to every side of the home

age space is provided by the closet near the hall door. Windows on two sides of the room assure proper light and ventilation. There is also the comfort of the small back porch as a shelter in hot or stormy weather.

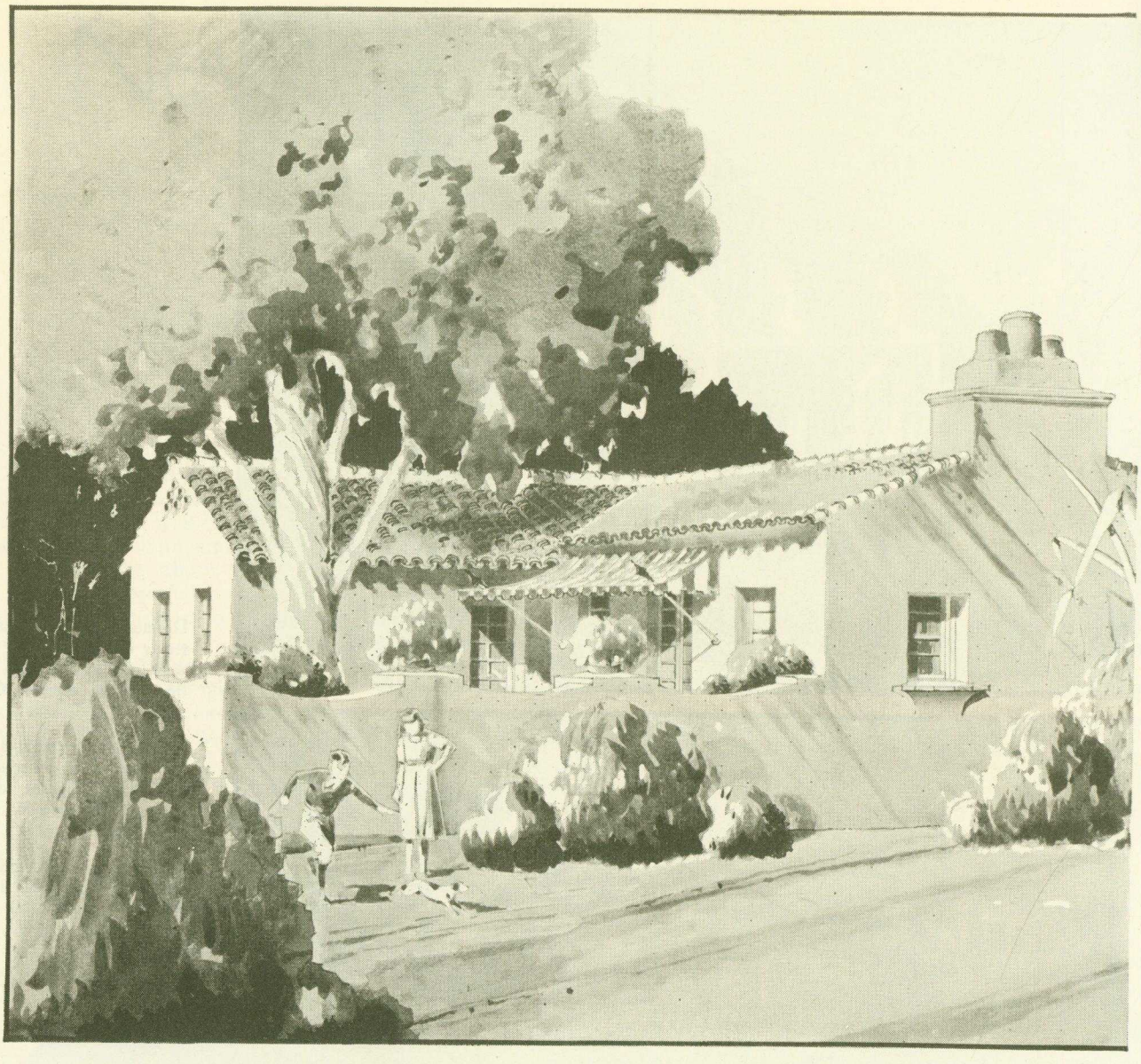
A door shuts off the kitchen hall, with its almost inevitable coat-closet litter and cooking odors, from the front entrance. It also gives greater privacy to the lavatory. The general hall arrangement has been so contrived as to make the living-rooms of the home really private.

ALL the bedrooms have cross-ventilation. Their ceilings are slightly broken by the pitch of the roof, but there is at the wall 5 feet of unbroken wall height, sufficient to place furniture, and there is full head room half a foot in from the wall. The irregular ceiling line gives the bedrooms an interesting appearance. Both the smaller bedroom have ample closets, and there is a linen closet at the head of the stairs.

Care has been taken while designing the home, with an eye to convenience and privacy, to make the actual construction simple and economical. The main bearing partitions, for instance, have been fitted beneath each other for strength and crack prevention. These partitions are the bedroom wall which is directly over the partition between living- and dining-rooms, and the game-room wall, directly below the dining-room hall partition.

This home is well adapted to the family that intends to make it its permanent home, for the design has already withstood the changes in architectural style of the last hundred years and is likely to continue in popularity as long as private home life, as we know it today, endures.

IN KEEPING with the formal architecture, the planting plan has also been kept formal. A walk leads around the front and right side of the home, at the top of a low terrace. In the back yard may be seen a small flower garden, which leads into a larger formal area, with a pool, seat, and arched pergola. Ample space is devoted to a vegetable garden, clothes lines, and sand box. The plan offers a number of interesting vistas.



It's Perfect for our friends who live this beautiful Bildcost Gardened Home

NESTLING low to the ground, among luxurious growths of semi-tropical plants and evergreen trees, the sun glistening on its plastered walls and rugged, colorful tile roof, this beautiful gardened home is a picture of enduring comfort and serene loveliness. Its rugged simplicity and air of hospitality, combined with the feeling of comfort that characterizes the ancient villas of Spain and Italy, contribute also a cheerfulness, even, an unworldliness often striven for but seldom obtained.

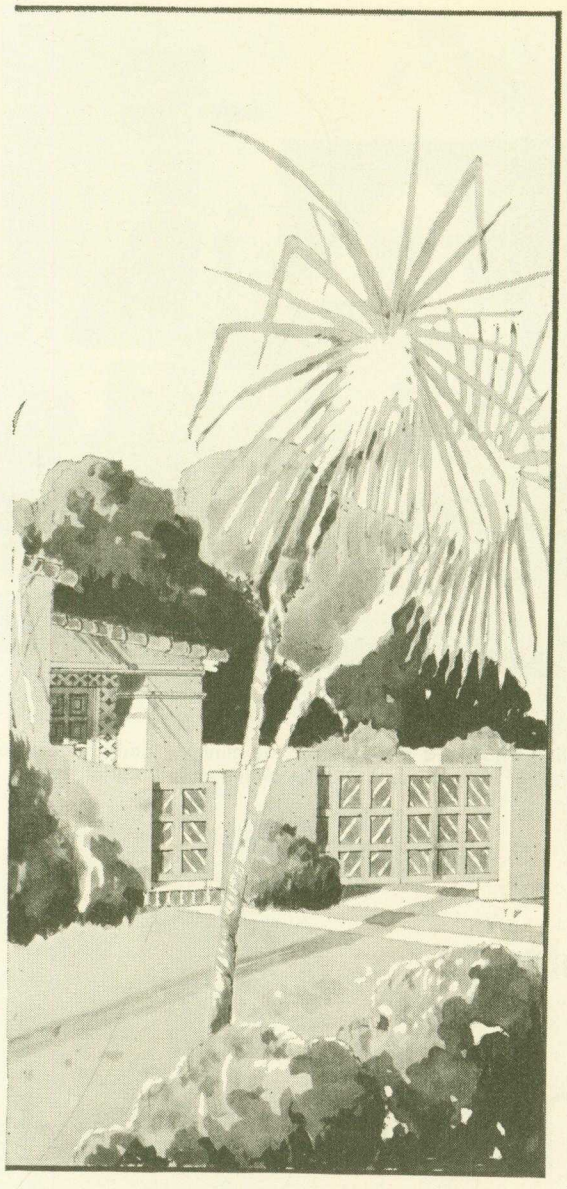
In designing this home for *Better Homes & Gardens* families in the South, especially for those good friends of the magazine in California, Florida, New Mexico, Texas, Louisiana, Georgia, and Arizona, my foremost thought was to combine the most in usable space and additional features at a cost to fit a moderate income.

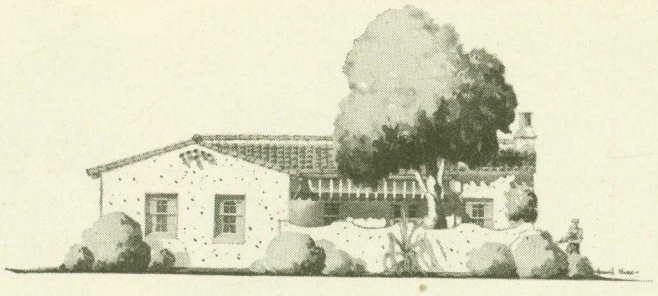
The patio, inclosed by the house and a graceful garden wall, is, I feel sure, a most appreciated and useful feature. With its tiled terrace, colorful Spanish awnings, and garden seat, it makes outdoor living thoroly enjoyable and exhilarating.

The interior plan is at the same time compact and spacious. The centralized hall permits easy and rapid passing from one room to another. Moreover, as you will note, the principal rooms are arranged so that charming vistas may be enjoyed from all of them. Particularly is this so in the living-room, where you may see both the sunny patio and, thru the large beamed opening into the dining-room, the view beyond the generous windows which occupy the length of one of its sides.

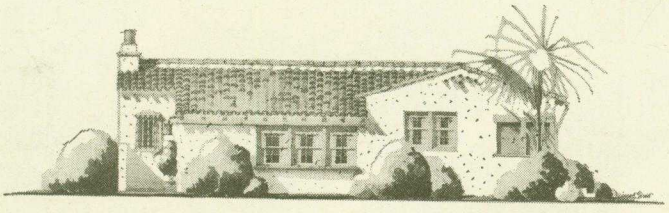
A special effort is made in the living-room to obtain the charm of a true Spanish interior. The large and graceful fireplace, flanked by a deep-

Bildcost Gardened Home Plan No. 402

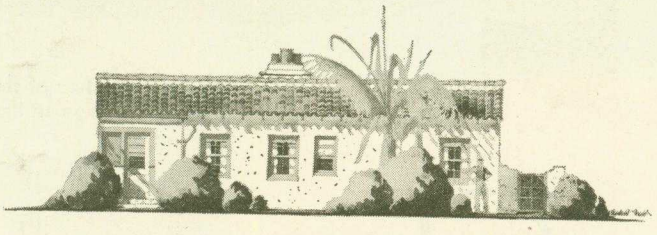




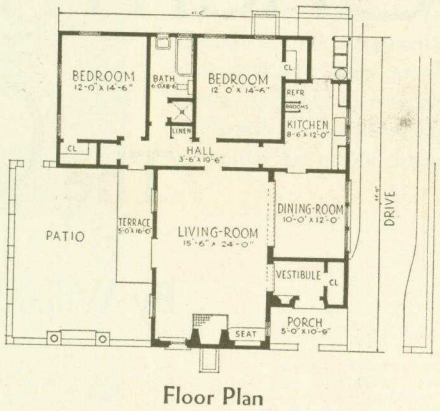
Left-Side View



Right-Side View



Rear View



Floor Plan

in sunny climes—

By Howard I. Shaw, Jr., ARCHITECT

set window and bookcase, provides a beautiful gathering place for the family, its members seated about the tiled hearth. The ceiling is treated with massive wood beams and trusses, the finish of which blends pleasantly with the tiled floors of entry and dining-room. A great deal of charm is attained, too, by placing the various rooms at different levels, in conformity with Spanish precedent. The rooms are thus made to appear larger and are increasingly interesting thru the variety achieved.

It has often been said that a home is no better than its closet space. In this Bildcost Gardened Home the family may truly rejoice, as more than ample closet and storage space is provided, with many additional conveniences, such as a telephone niche, a linen cabinet, and a bookcase seat.

The compact kitchen is arranged to save steps and for maximum convenience. There is ample space for all modern kitchen equipment.

The large bedrooms are placed at the rear of the home, as you will note, away from the noisy street, where peace and privacy of the rear garden may be fully enjoyed.

The richly colored front-entrance door, deep-set in its colorful tile frame, fairly invites your friends to enter.

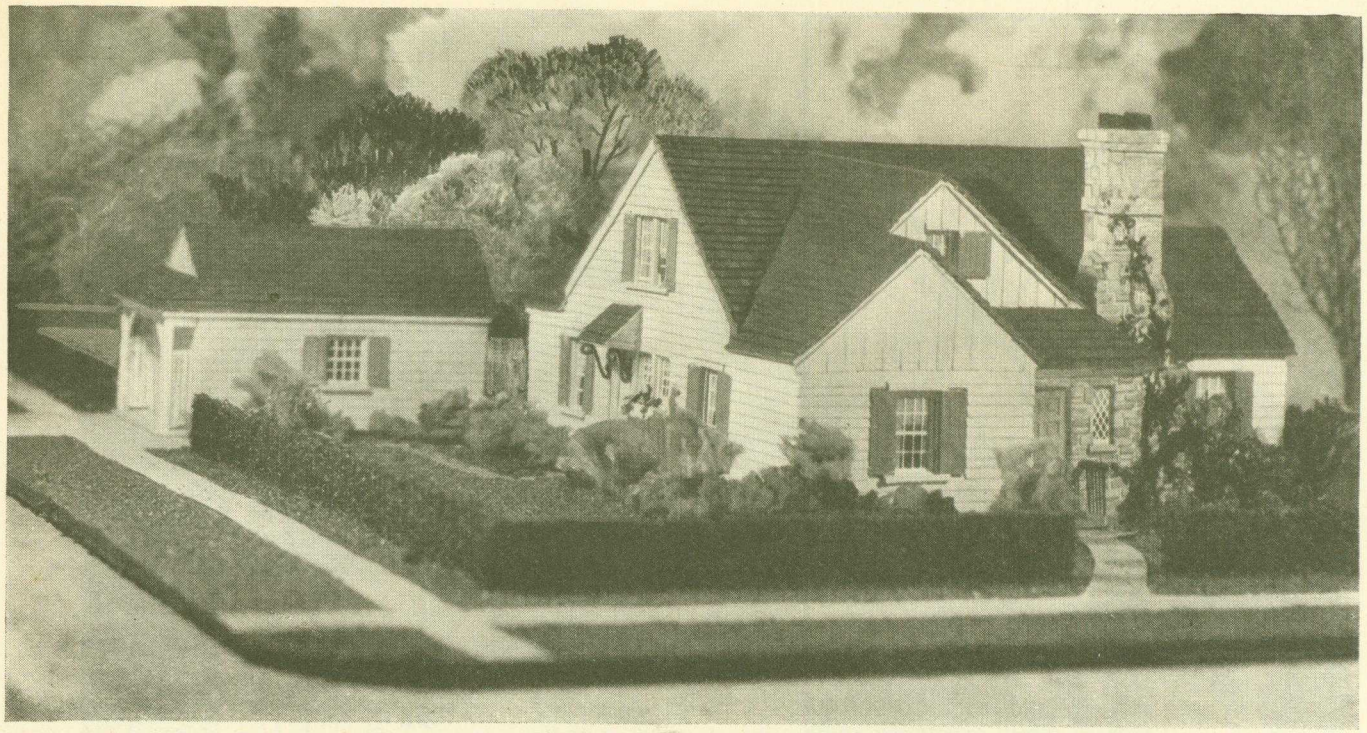
The garden gates and exterior woodwork may be painted a gay orange or rich yellow, if you wish a splash of color to combine charmingly with the bright green of the foliage, surrounding the home.

The stucco walls may be a shade slightly off white, yet kept warm and vibrant.

Yes, indeed, this Spanish-style Bildcost home will grow old gracefully. As the tiled roofs and porches weather and the informal masses of planting more completely surround it, that charming affinity between Nature and a properly designed home will be ever apparent.

Altho, as I said, I designed this Bildcost home especially for *Better Homes & Gardens* families in the warmer climes, it would be perfectly livable and unusually distinctive in any part of the United States. It is so very conservative, so simple, and authentic that it will always be in the best of taste, wherever its location.

Bildcost Gardened Home Plan No. 402



The texture of the contrasting weathered stone blends the chimney and entrance together against the softer effect of stained wood shingles on the main body of the home

The Charm of a Cottage The Comfort of a Castle

By Willard B. Smith, Jr., ARCHITECT

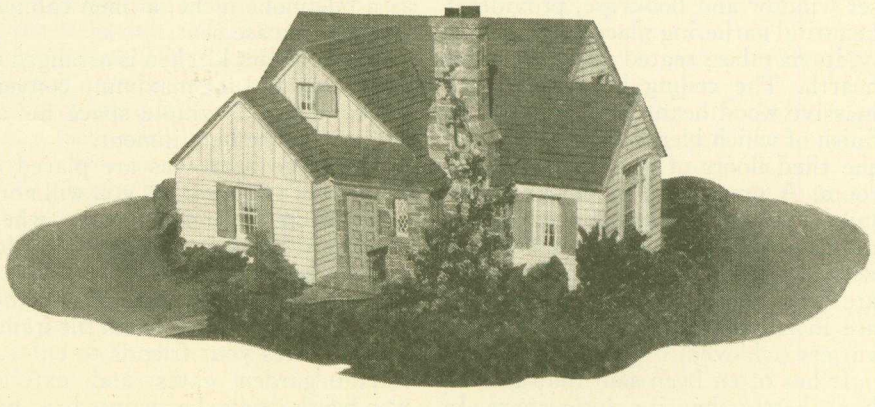
ALMOST any one of us, when we think of an ideal gardened home, has visions of an attractive living-room and dining-room, a distinctive hallway, a smart, well-planned kitchen, two luxurious bathrooms, and several airy bedrooms.

Then we heave a sigh and come down to earth, as our imagination can envision such an extensive interior only as being inseparable from a very imposing and extensive home, usually far beyond our wildest dreams.

Here, however, is a real gardened home of modest dimensions and exterior, but which actually contains all those prized features that we would like to have combined with the charm that comes with perfect lines and proportions and an arrangement of rooms that is nearly faultless.

The feeling of unity and repose is everywhere evident in the exterior of this charming home. No one detail is featured to the detriment of the others, tho attention is brought naturally to the main entrance by the converging roof surfaces and sturdy chimney. The texture of the contrasting weathered stone blends the chimney and entrance together against the softer effects of stained wood shingles on the main body of the home. The English cottage style of architecture was used as a basis for the design, tho it was adapted to our climate and really has much of the American Colonial in its make-up.

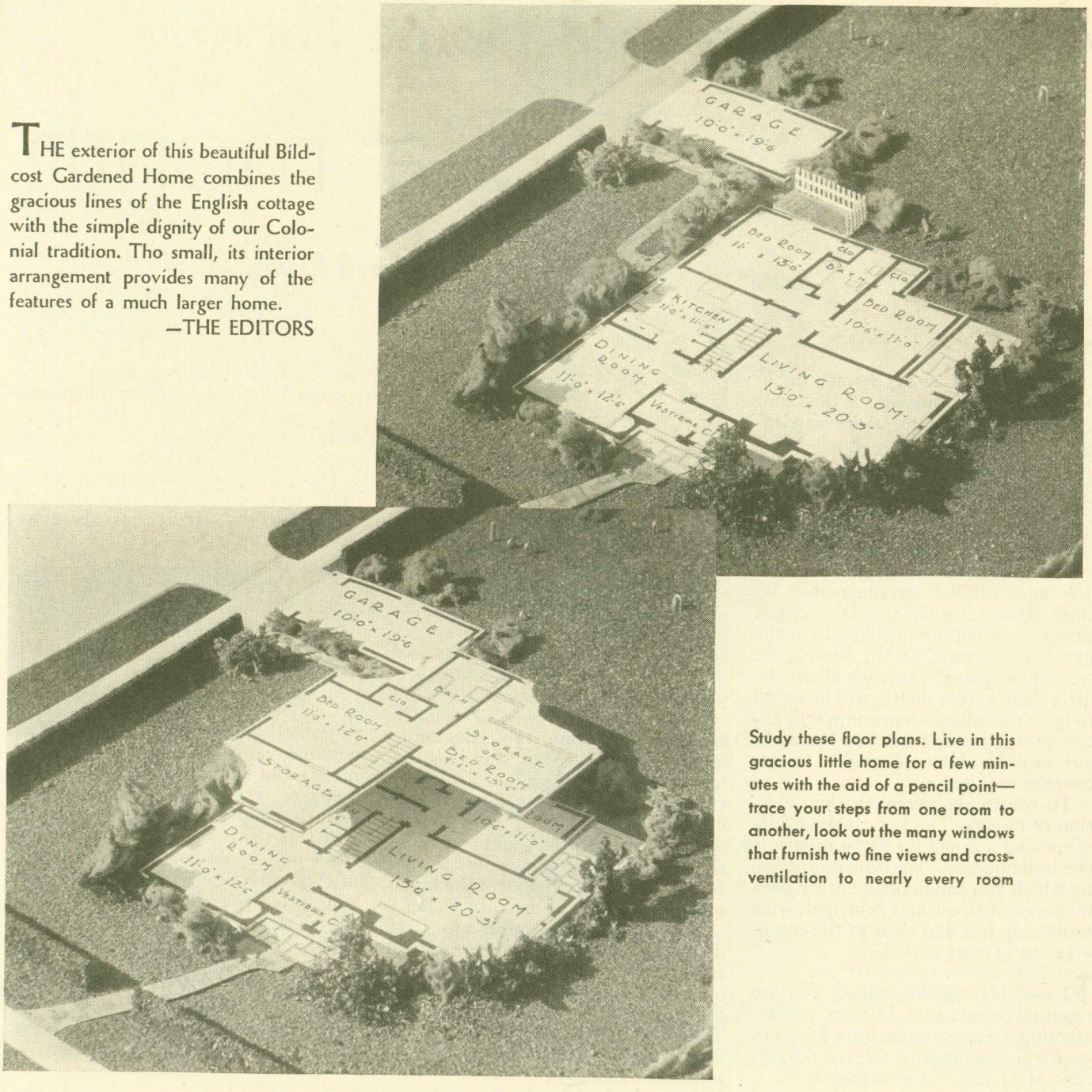
To find a proper setting for this home would not be difficult. Honest simplicity is expressed in every line and it would readily accommodate it-



Bildcost Gardened Home Plan No. 405

THE exterior of this beautiful Bildcost Gardened Home combines the gracious lines of the English cottage with the simple dignity of our Colonial tradition. Tho small, its interior arrangement provides many of the features of a much larger home.

—THE EDITORS



Study these floor plans. Live in this gracious little home for a few minutes with the aid of a pencil point—trace your steps from one room to another, look out the many windows that furnish two fine views and cross-ventilation to nearly every room

self to any type of neighborhood. Equally attractive from any angle, a large lot would enhance its appearance, tho its fine character would still be well maintained on a 50-foot lot.

The interior arrangement is not a matter of chance but the result of a careful study of present-day requirements, the rooms being laid out in a manner that will suit the needs of most home-builders. A number of features unusual in a plan of its extent have been included.

THE living-room is ample in size and it is sheltered from cold air, drafts, and unexpected intrusions by the large vestibule. It is a room full of life, and the outdoors, with its view in three directions, is made a part of it. The unusually high windows at the end run nearly up to the vaulted ceiling, a French door opens onto the terrace, and the single front window allows a view of the street and yet maintains privacy.

NEXT consider the dining-room across the small hall which separates it from the living-room. Here there is plenty of wall space and a built-in china closet of unusual interest.

The kitchen is particularly well situated, as it is both close to and carefully segregated from both the sleeping quarters and the entrance, and either can be reached very directly without following a circuitous route.

Again, the arrangement of the bedrooms and bathroom are excellent. The three rooms are connected by a corridor of their own in such a way as to remove the usual objections to first-floor bedrooms. The bathroom is located between the sleeping rooms and possesses the two most desirable requisites, privacy and accessibility. It also is an easy room to keep warm, for it has a minimum of exterior wall exposure. One extra bedroom and bathroom are in the second story, to be used as a maid's or guest room, or, if the size of the family requires, a child's bedroom. If still more sleeping accommodations are needed, a fourth bedroom can be had by simply adding a dormer on the rear of the main roof.

The basement likewise is laid out efficiently. The heating room and its fuel bin are separated from the remainder of the space, which is divided between a well-lighted laundry and drying room and another large pleasant room with a rough brick fireplace, ideal for several different purposes, depending on your choice. It would make an ideal study or recreation room. A small room is designed for fruit and vegetable storage.

Bildcost Gardened Home Plan No. 405

A Bildcost Gardened Home For $33 a month

By Theodore Whitehead Davis, ARCHITECT

TO MANY of us $33 sounds unbelievably low as rent, yet for that sum this cottage of Early American inspiration can be yours.

The design is very simple, yet the proportions have been carefully studied, with the result that no matter from what angle this gardened home is viewed, it remains charming.

The cottage has an interesting roofline and window arrangement. Its chief decoration is the latticework that gives such a homelike air to the paneled doorway, at the same time creating a feeling of privacy about the little shelter. This shelter will be found to have the added virtue of practicality—protection against weather without any troublesome angles to encourage roof leaks.

To return, however, to this question of money. The key to the riddle of owning a home for $33 a month is the building-and-loan type mortgage, by which you can make monthly payments on interest and principal, with ownership free and clear at the end of a 14- to 15-year period.

TO use this type mortgage, you are required to own a lot. If, then, you are erecting a $4,000 home on a $500 lot, you will customarily receive 60 percent of $4,500 as a mortgage loan.

Let us suppose, to make round numbers, that the building-and-loan association is slightly conservative and gives you $2,500 as a loan, at the rate of $10 per month per $1,000 borrowed. You would then need $1,500 cash of your own, and the lot. The first hurdle is the hardest. The rest is simple. Taxes on such modest homes are blessedly low, and the insurance is proportionate. Based on my own tax rate, you should pay approximately $50 a year to the government. Fire insurance to cover the first mortgage would be about $5 a year.

To put the financial statement in tabular form:

Estimated cost of cottage	$4,000
Assumed cost of lot	500
Total	$4,500

First mortgage, a little less than 60 percent of $4,500	$2,500
Cash required	2,000
Cash required when lot is owned	1,500

Yearly payment on mortgage	$300.00
Yearly payment on insurance	5.00
Yearly allowance for upkeep	15.00
Yearly payment on taxes	80.00
Yearly total	$400.00
Monthly total	$ 33.33

The estimated cost of $4,000, it should be understood, will not obtain in all localities due to the rather wide variation in cost of materials and labor which exist. However, the *Better Homes & Gardens* quantity survey, spoken of elsewhere, will allow you to find out exactly what it would cost you to build in your community.

The cottage has been designed to accommodate comfortably the family of three or four. Many families that have been doubling up for the past few years are now looking for just such living quarters at the lowest possible cost. With such occupants in mind, the designer has taken pains to help by convenient arrangement the homemaker who does all her own work.

The coat closet is near the front door. No need for members of the family to scatter their coats and hats over the living-room. It will really be more convenient to hang them up. The bedroom closets are large. The linen closet in the hall is handy to the bathroom and both bedrooms. In the kitchen the supply closet and the dish cupboard give full storage room. At the foot of the cellar stairs there is a large preserve and storage closet.

The pipeless furnace requires only one register in the living-room floor. This can be completely concealed when not in use, and there are no radiators to consume valuable space. This is also one of the cheapest heating systems to install and operate.

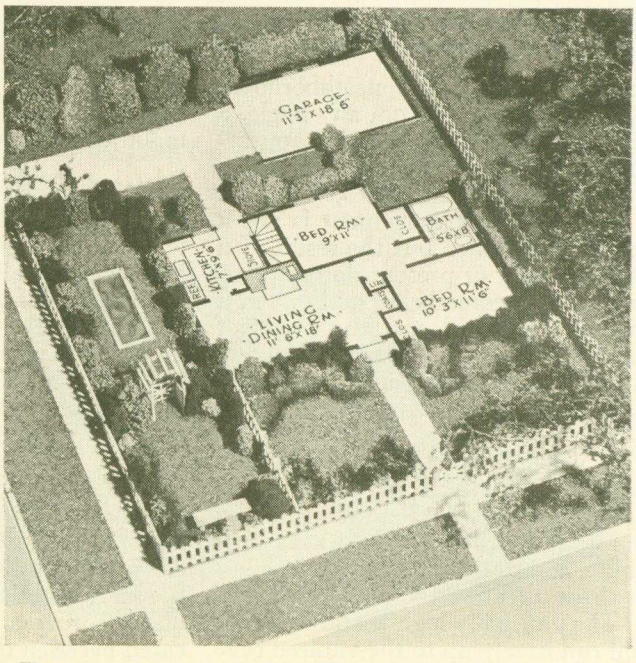
Beneath the living-room there is space for a game room. Two windows would give enough light for ordinary purposes, and are already there. But if you wish to keep down initial costs, you must wait to finish the room.

The cellar stairs end almost at the back door, which will keep the ash trail thru the kitchen as short as possible.

The living-room is large, with the dining end lighted by a large mullioned window. The main entrance has been placed at the opposite end of the room so that the guest who arrives at mealtime does not walk directly in upon the family at table.

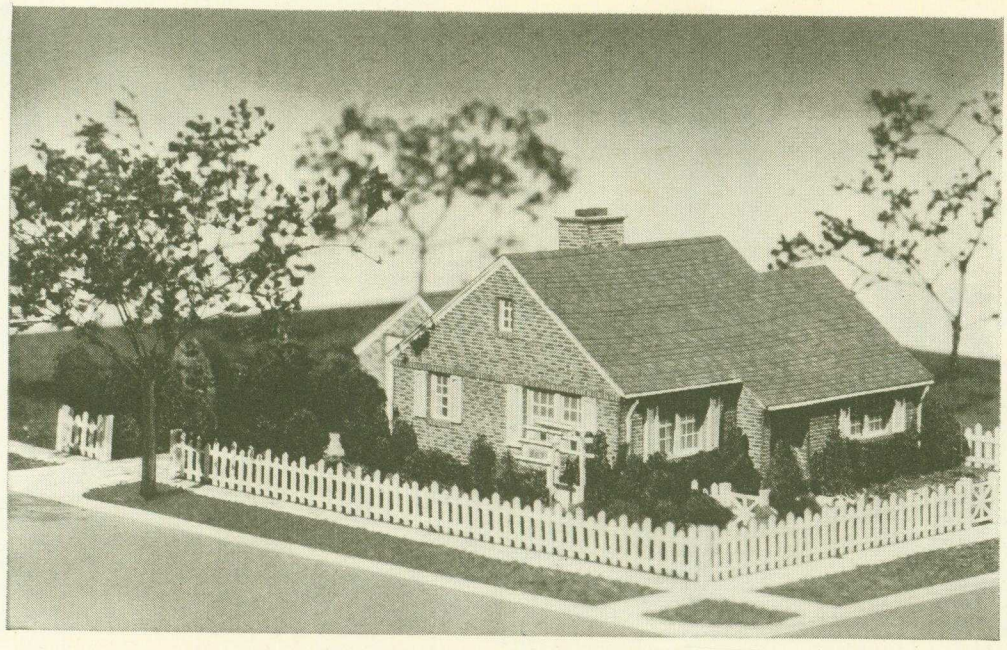
THE hall has been kept as small as possible, yet it serves to shut off completely the bedrooms from the living quarters. Evening parties need not disturb children asleep. There is a scuttle in the hall ceiling to the storage space under the roof. In the end view of the home you will notice that for ventilation there are windows in the gable ends.

Place this beautifully gardened cottage on a 50-foot lot, as we show it, and surround it with a low white picket fence, as indicated, and it fairly breathes an atmosphere of coziness and welcome and gracious living.

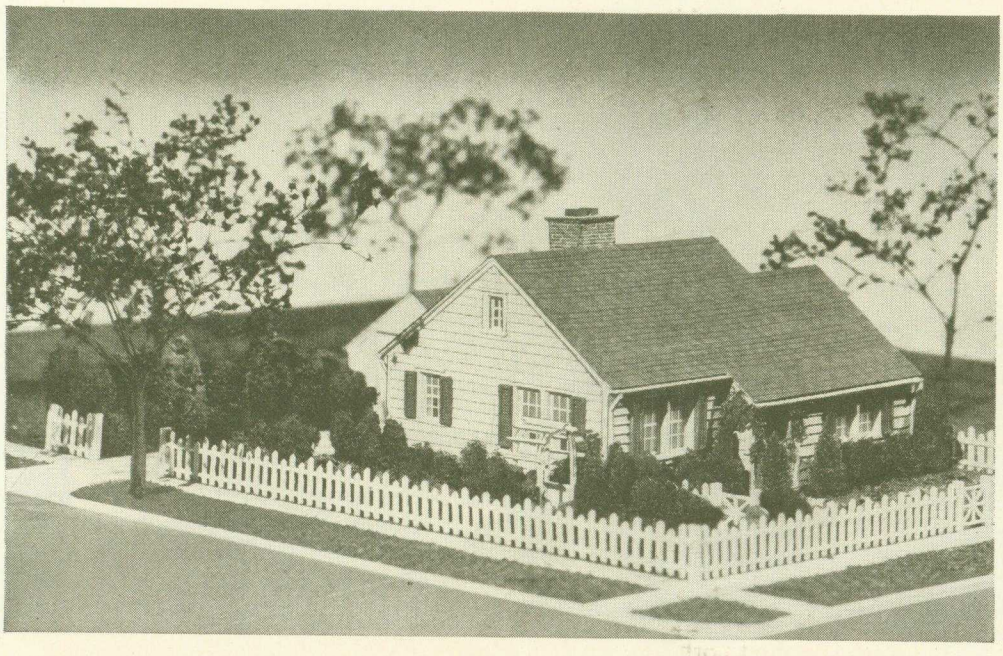


The room arrangement is unusually compact yet very complete

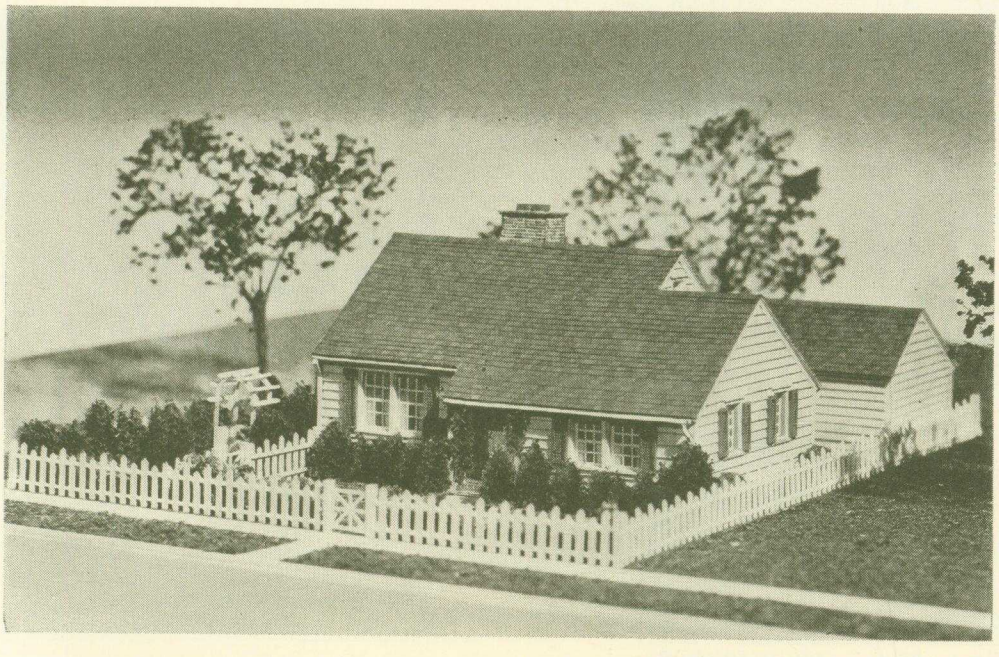
Bildcost Gardened Home Plan No. 410



The design lends itself to an economical face-brick treatment, for no intricate detail is involved in using this type of exterior finish with this home described here



Wide siding or heavy shingles are equally attractive, so your own preference can govern the decision. Here the wide siding has been used to splendid advantage

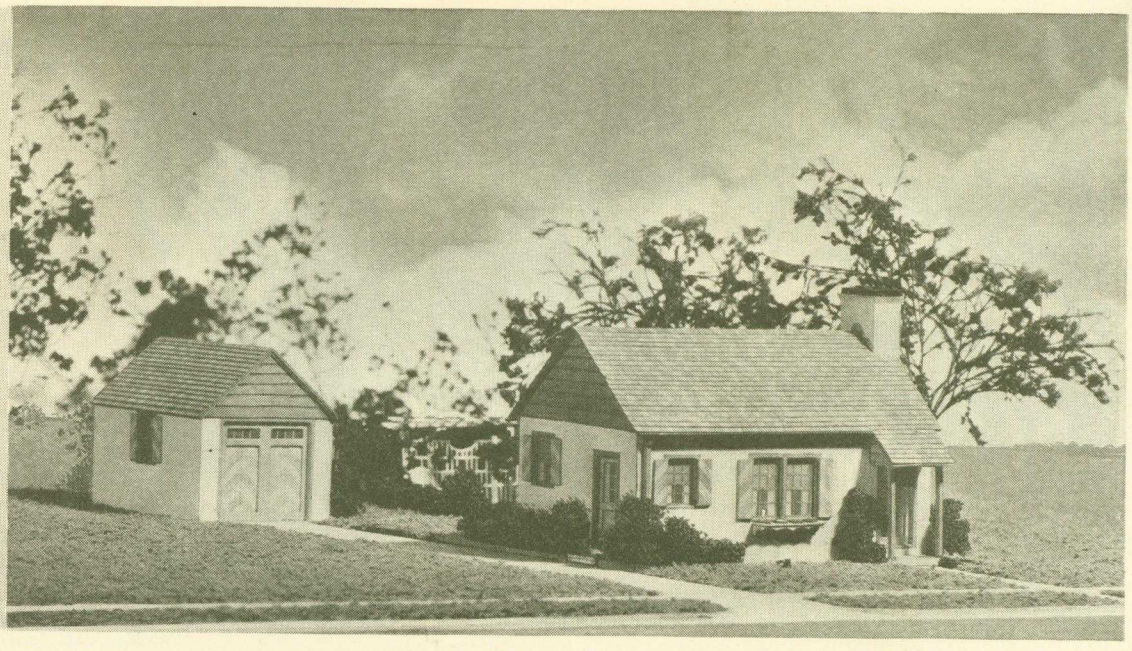


Surrounded by a fence and suitably landscaped, there is great charm possible in its simple lines, regardless of the type of exterior finish upon which you decide

Bildcost Gardened Home Plan No. 410

First

THIS→



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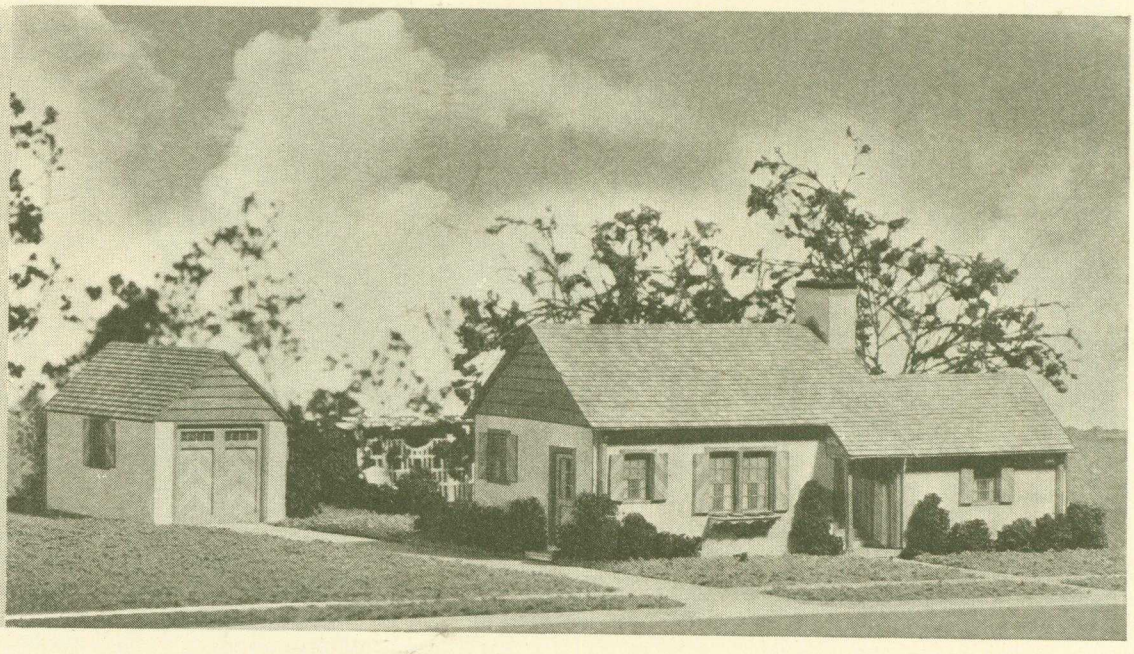

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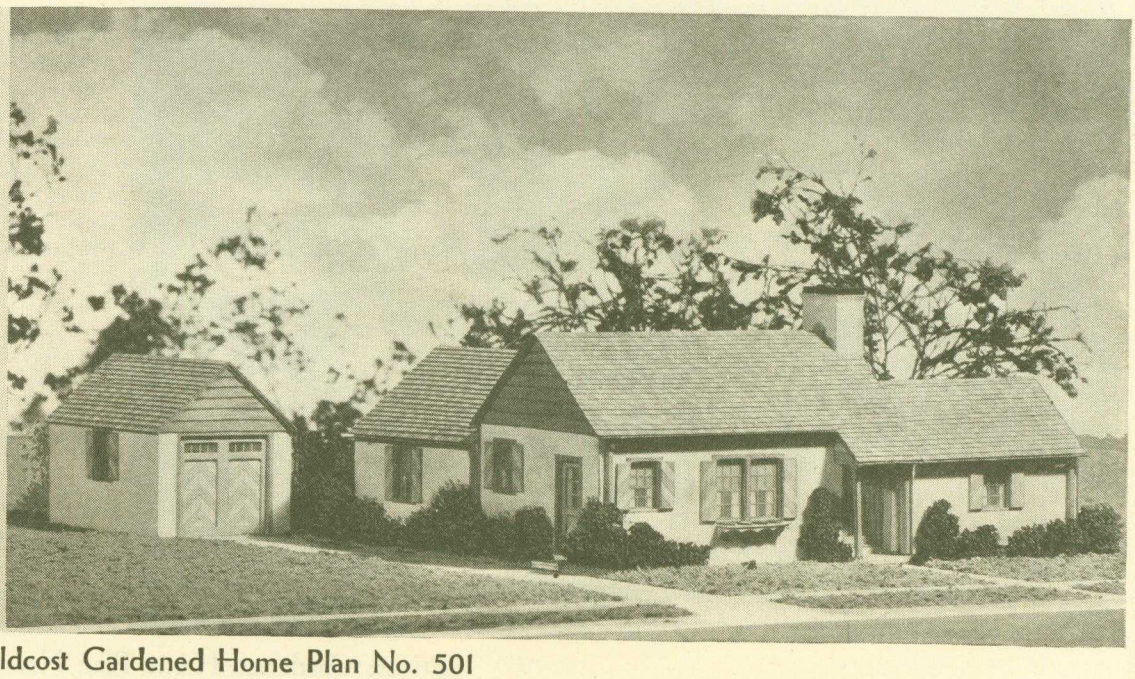
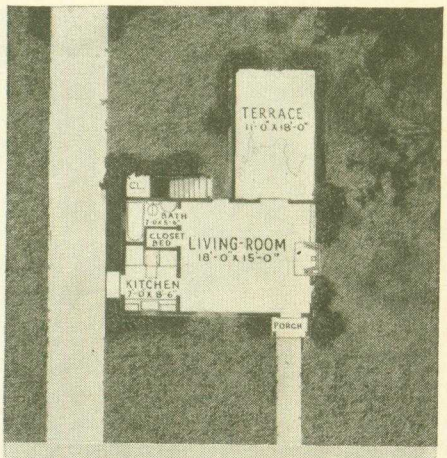
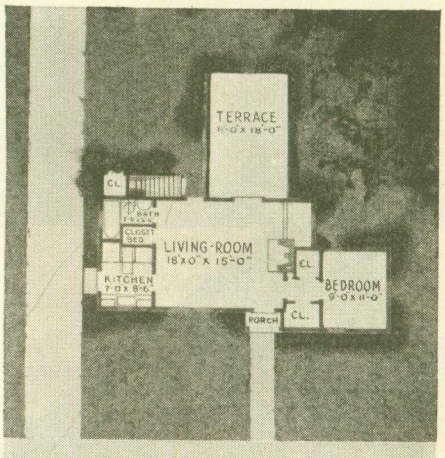


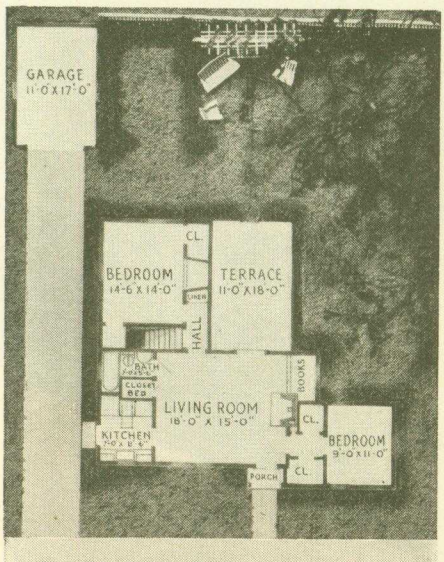
Bildcost Gardened Home Plan No. 501



The first unit, with its living-room and bed-closet and its kitchen and bathroom, is adequate and as comfortable for two people as the small apartment



With the second wing added, a comfortable bedroom is acquired. Also, the excellent closets of unusual size greatly increase the comfort of living



The third unit, on the rear, completes a home of more than ordinary charm

A Little at a Time

By Frank Wallis, ARCHITECT

"WE WANT to build a home, a little at a time."

This is the theme of a letter we have received from Mrs. O. H. Jameson, of Colfax, Washington. "For instance," the letter continues, "we would like to build first a long room and a fireplace, then later, as we can afford it, build on to this long room another room, and so on until the home is finished. Is this possible to do and is it advisable? Can you show us some idea how to go about it and the cost?"

Tho this is the voiced need of one family, it expresses the wishes of thousands of others thruout the country also interested in building by easy stages, and so *Better Homes & Gardens* commissioned me to design a home to meet fully Mr. and Mrs. Jameson's specifications.

The problem as I see it is to plan a home which can be built as income permits, let us say, in three separate stages. The design must be distinctive and adaptable to either country or town. It must have sound reason built into it every step of the way, for economy in this case is more than two-thirds the problem. Also it must be planned so that the additions when made will not waste material and labor. And last but not least, when the last shingle is in place, the entire home must have the air of having been designed as a unit.

Our approach to the problem, as you can see, is to design the entire home, then divide it into the three building stages most compatible with economical construction and simplicity of design. With great care these three component parts are here treated individually, so on completing both the first or second stage, there are no difficult interludes or abrupt stoppings; instead, the home looks complete in every way. Interesting design features have been incorporated in each of the four sides at all stages.

The total cost of the home is planned not to exceed $4,000. These figures, however, are subject to variation in different parts of the country. To determine the exact bildcost ("build cost") send for List of Materials No. 501.

First stage	$2,510
Bedroom Wing No. 1	890
Bedroom Wing No. 2	560
	$3,960

The first stage naturally includes the major cost and the major amount of construction, since it involves all the mechanical equipment, such as heating plant, plumbing, basement excavation, and so on. The first construction, as you can see from examining the plans, consists of living-room, kitchen, bathroom, alcove near the chimney for wood and books, fireplace, rollaway bed—all these on the first floor—and in the basement, cold closet, fuel room, boiler room, and so on. The garage, too, should form part of the initial construction. Also included in the first stage is preparation for future plumbing and heating.

TO AVOID costly and unnecessary future changes wherever possible, all electrical, heating, and plumbing facilities are adequate to function properly after the last stage is completed.

On the exterior the trim, low, close-cropped eaves contrasted with the wide chimney lend an air of real coziness. The passer-by feels instinctively a sense of good taste and hospitality. To carry out this feeling the shingles and rough-edged siding and trim are stained or painted deep logwood brown, while the unusual, diagonally boarded shutters are pale blue against a cream stucco.

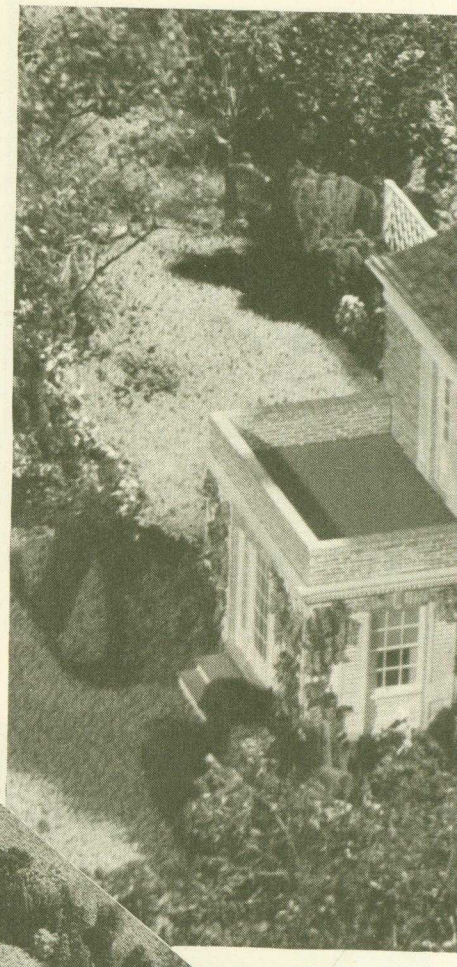
Since this home is designed with a definite cost limit in mind, perhaps it would be well to mention some variations to which the plan lends itself. With a little extra expense either wing can be, at any future time, extended to fit individual requirements. Also, when both wings are complete the rollaway bed closet can be dispensed with and this space thrown into the bathroom. But these are points which can be settled by personal preferences and family budget.

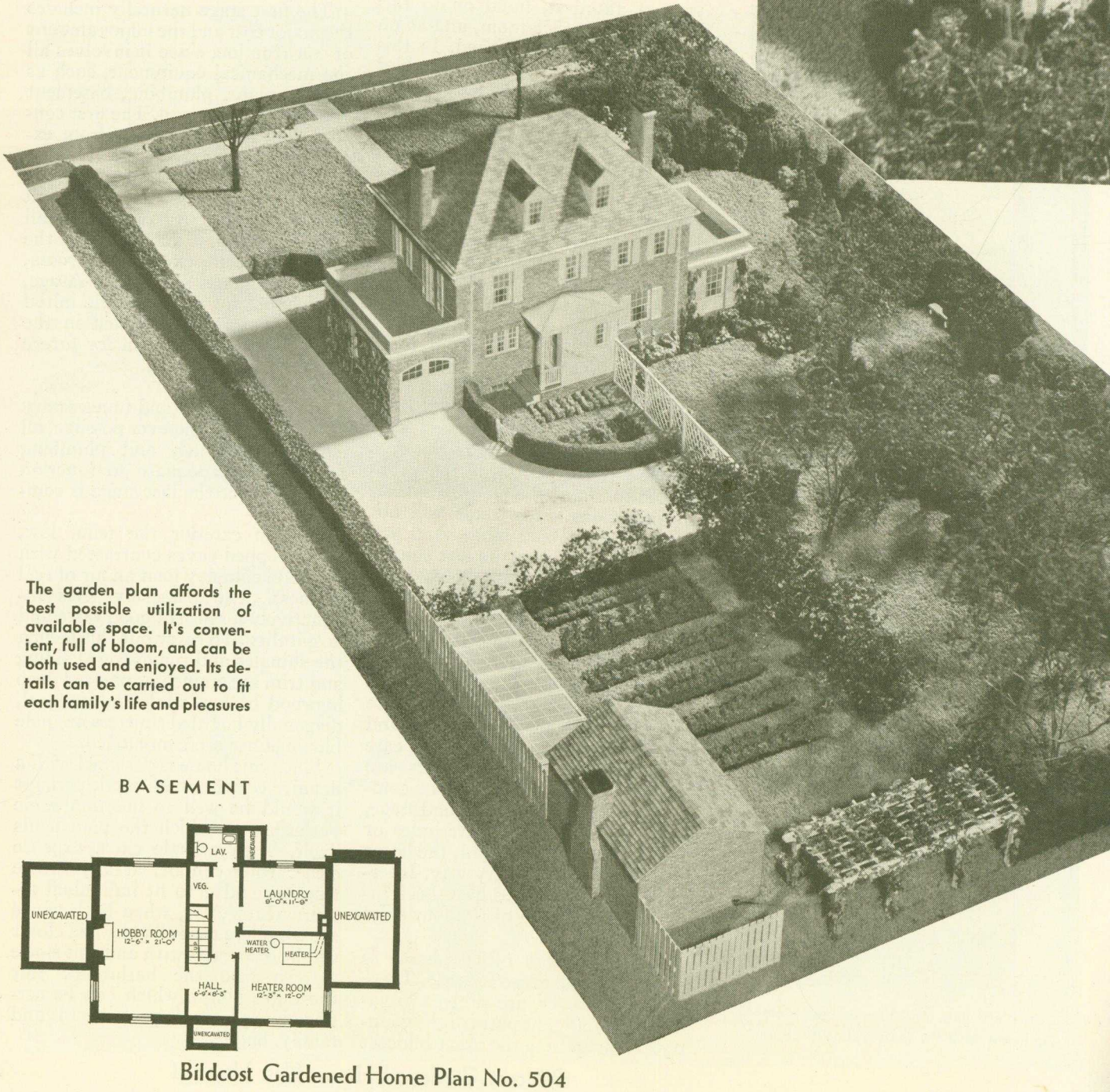
Bildcost Gardened Home Plan No. 501

A Georgian House

THAT HAS EVERYTHING

By A. Raymond Ellis, ARCHITECT

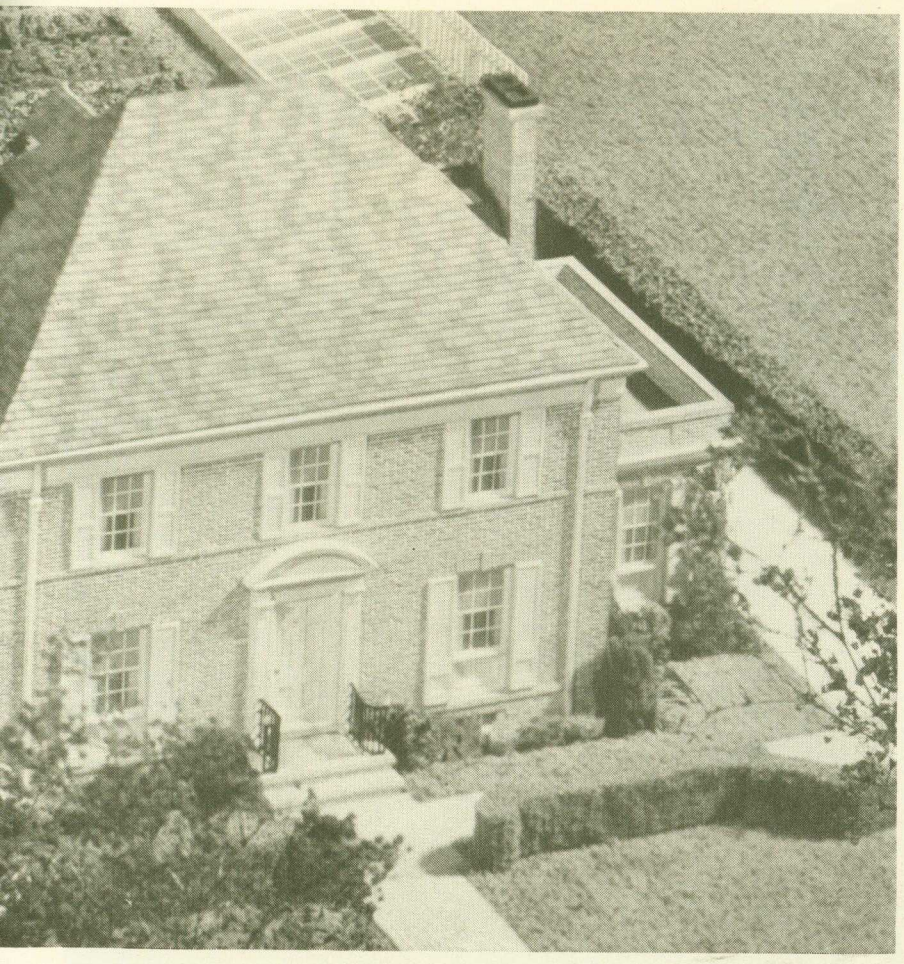




The garden plan affords the best possible utilization of available space. It's convenient, full of bloom, and can be both used and enjoyed. Its details can be carried out to fit each family's life and pleasures

BASEMENT

Bildcost Gardened Home Plan No. 504



THE black wrought-iron railing at each side of the door is finished with a brass finial and they're both set into a flagstone platform.

The foundation supporting the walls is concrete, altho it may be stone or brick if in your city these materials cost less. The walls themselves are built of brick in slightly variegated shades of light red, laid in warm chrome-color mortar. The construction could be either of solid brick, 8 inches thick, waterproofed, and insulated on the interior surface, or simply a veneer of 4-inch thickness built over a well-insulated frame structure.

Against this warm brick background it seems to me that the beautifully designed white-painted entrance door, with its delicately fluted pilasters and pediment above, and the window frames, denticulated cornice, and the shutters stand out in pleasant contrast—a contrast heightened and richly intensified by the variegated slate roof, with its blue, maroon, and gray shingles. Yes, if you prefer, you could use edge-grain shingles in driftwood gray or very dark gray.

That roof is what architects call a "hip" roof. It's so plain and so simple to build that it frees the carpenter's work of all complications, therefore takes less time and hence costs less money. Its shape also allows easy application of insulation, in board, blanket, metal foil, or loose fill, so necessary to comfort and inexpensive, easy heating.

This Georgian house everywhere used the best materials but is so designed that they are assembled economically. It isn't necessarily the cost of materials that runs up the price of a house; it's the building cost—the cost to shape them to a design. And so we have straight walls relieved at the window-sill levels by slightly projected horizontal string courses and regularly spaced windows, which make it easy for the brickmason to lay up his work rapidly. He doesn't have to stop to slip brick on corners and angles, fuss with built-in ornamental details.

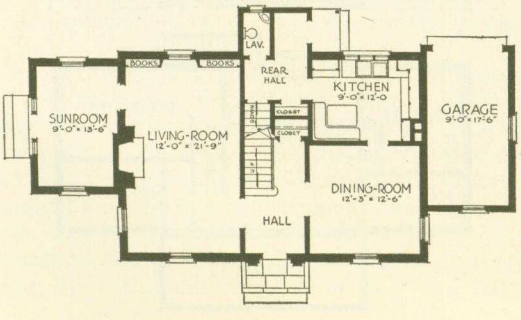
What about girders? Well, they're steel for the first floor because they cost but little more than wood and their added rigidity and the bending they eliminate keep shrinkage around the baseboards down to a minimum and prevent the uneven floors which many houses develop a few years after they're built.

The sunroom and garage roofs—the left and right one-story wings respectively—are of frame construction covered with tar and gravel roofing. Over them, if you wish to use them as decks, you can lay a removable slat floor, in sections. Another method would be to lay heavy deck canvas well painted, like the deck of a yacht. Either will stand up well under hard use, such as contraction and expansion from the weather and the abrasion made by the nails in the heels of shoes.

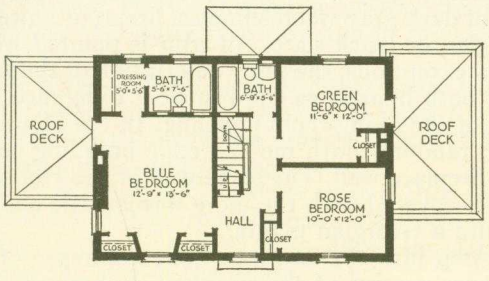
To prevent air and rain leakage, window and door frames are well caulked into the brick walls. The exterior woodwork is all pine, including the doors, windows, shutters, and lattice work, and to protect and preserve the wood, as well as the two coats of lead and oil paint applied to it, it has been given an aluminum priming, or first, coat.

All the windows are weatherstripped and have for summer copper-bronze wire screens and for winter, storm sash.

FIRST FLOOR



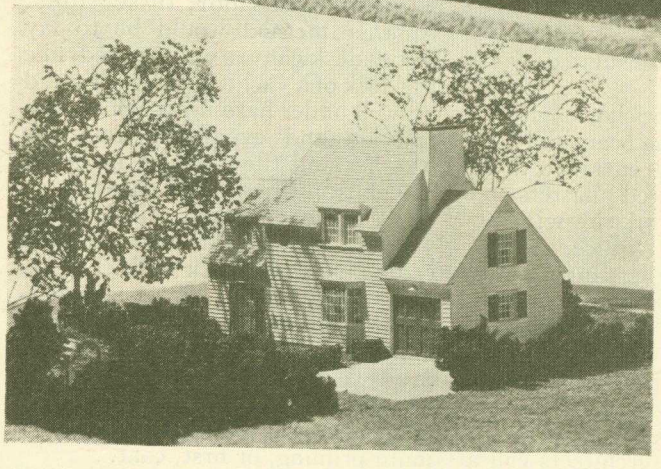
SECOND FLOOR



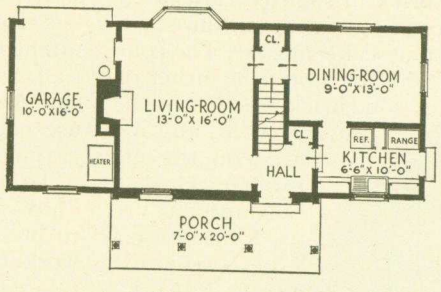
Bildcost Gardened Home Plan No. 504

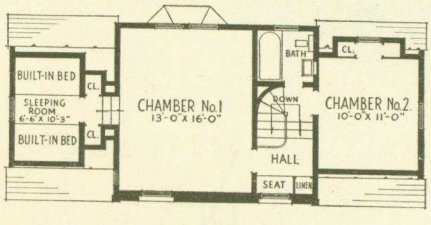
A HOUSE FOR THE South

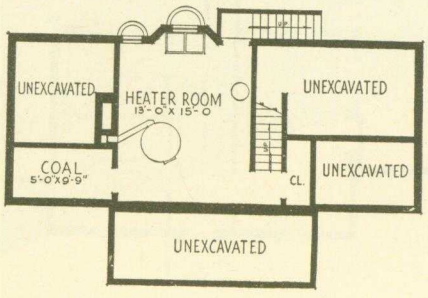
PHOTOGRAPHS BY EDWIN A. FALK



By Stratton O. Hammon, ARCHITECT







THESE two houses have an identical plan or room arrangement. Only their exteriors are different.

The House for the South is distinguished by its tall-columned porch, covering the delightful lie-on-your-stomach windows. The roof is weathered brown interspersed with gray, and the shutters are dark green.

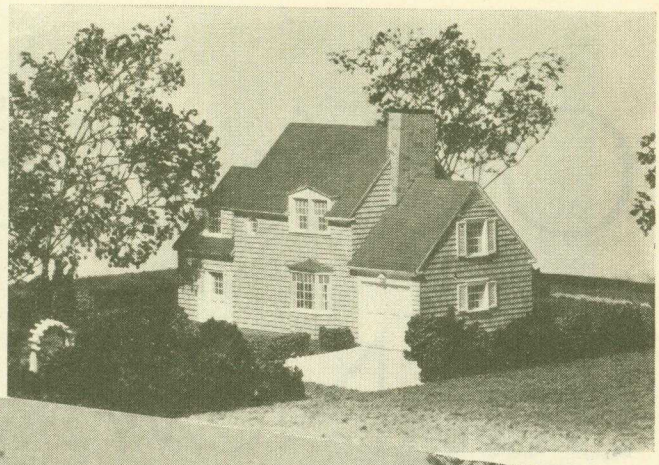
The House for the North, as you can see, is covered chiefly with light gray weathered wood shingles. The roof should be of dark gray wood shingles, fireproof imitation wood shingles, or black slate. All trim is painted white.

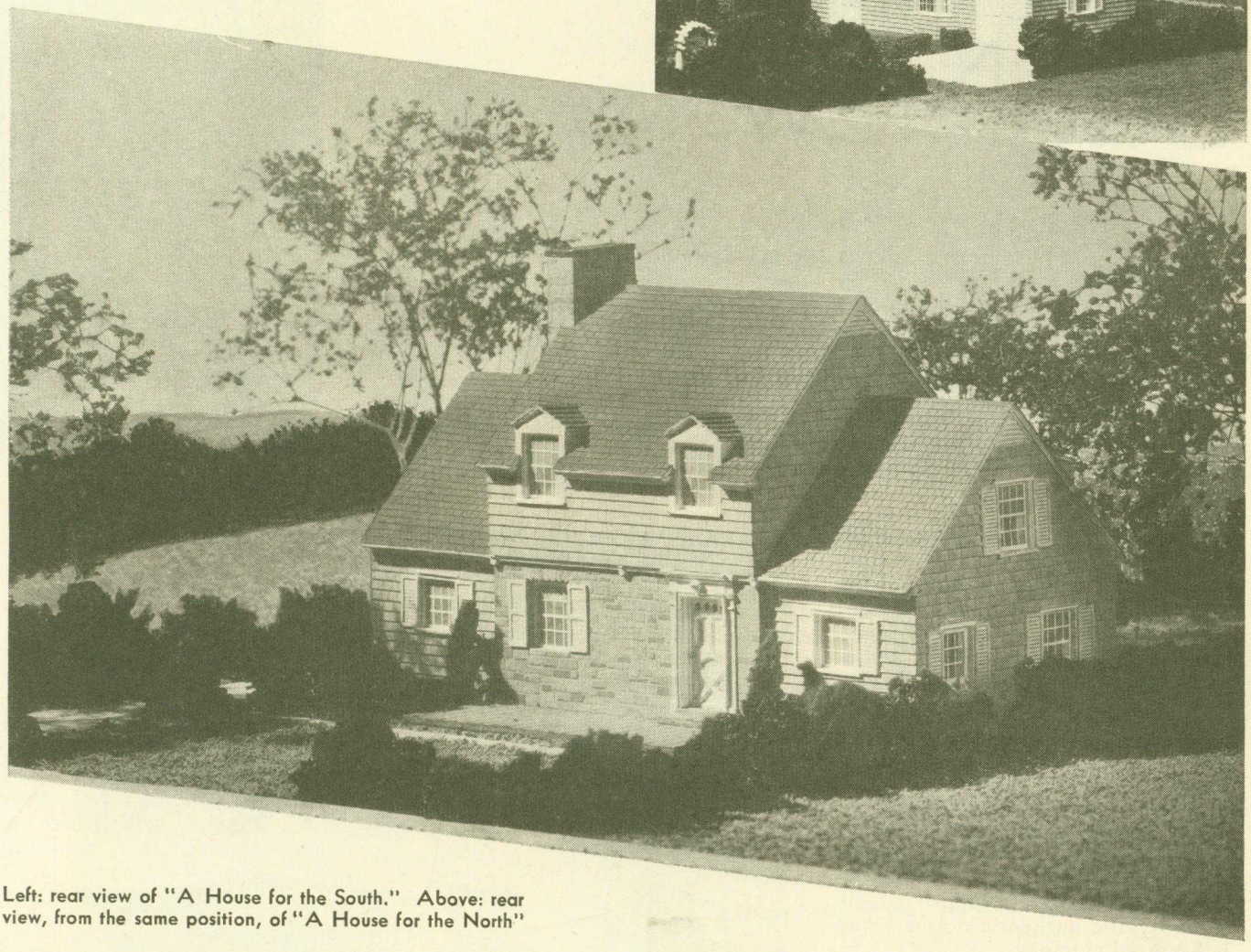
With few exceptions, the same description of the interior will fit both houses, as the principal difference is in the design of the living-room paneling. In the House for the North, random-width molded edge boarding covers the entire fireplace wall. The same wall of the House for the South is covered with the more formal stile and rail paneling and a Georgian mantel.

As you step into the entrance hall, a glimpse of the circular upper portion of the stairway is obtained. This

Bildcost Gardened Home Plan No. 506

A HOUSE FOR THE North





Left: rear view of "A House for the South." Above: rear view, from the same position, of "A House for the North"

view is framed in the paneling which conceals the coat closet, to the right, with its scrolled valance extending over the first steps. On the right wall is a door to the kitchen.

To the left we enter the living-room. This room is of good size and is made to appear even larger by the arrangement of windows and fireplace, which gives unusual wall space. A large bay window adds to the cheerfulness.

Entrance to the dining-room is gained by taking two steps down thru a deep cased opening. The sides of this opening appear to be paneled, but in reality these are doors to cabinets, each one as wide as the stair. They provide ample closet space for dining-room accessories and linens, as well as books and card table for the living-room.

THE kitchen is so arranged that meals can be prepared with a minimum of effort. Everything is at fingertips. The sink under the window is flanked on each side by wide cabinets, each with a working shelf. The opposite wall is taken by the refrigerator, range, and closet. These are recessed and the space over them devoted to storage cabinets. The range is ventilated by an electric fan.

The second floor is on two levels, the lower of which is occupied by the smaller bedroom and the bathroom, which in this position is easy to reach from the first floor.

Three steps up bring us to the well-placed linen closet and on into the large bedroom. It really should not be called a "bedroom," because the beds are built into the adjoining room, called, for want of a better name, "Sleeping room."

One walks into the sleeping room thru an arched passage that has doors on each side to the closets. Extra-large beds are built over large storage drawers on each side of the room. This feature will be appreciated on cold mornings upon making the jump into the warm bedroom.

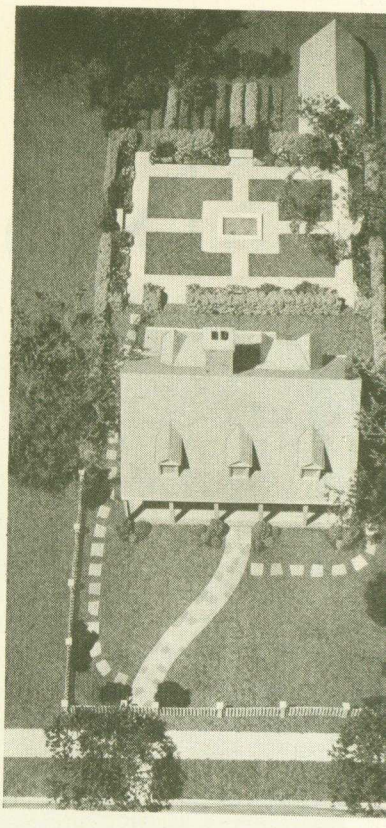
ALL rooms have cross-ventilation and there is a total of nine closets. Heavy insulation insures comfort in the House for the North in winter and in the House for the South in summer.

The plans on page 54 show either house with or without a basement. If a basement is used concrete steps descend directly below the other stairway from the door between living- and dining-rooms.

A 50-foot lot will accommodate either house if the drive is brought in from the rear. If this is not possible, a 55-foot width is necessary to allow the drive to pass around the side of the house.

Bildcost Gardened Home Plan No. 506

Old-fashioned but New



The exterior follows the comfortable tradition of the South and the interior provides for every modern need

By Robert Carr, ARCHITECT

THIS beautiful little house illustrates several points in favor of combining the architectural flavor of the past with the necessities of the present without sacrificing too much of either. Fundamentally this is a story-and-a-half house, a type that is frankly economical. It costs less to build than the full two-story, yet if the pitch of the roof is steep enough, it affords generous space above the first floor for two bedrooms and bathroom.

The low roof and porch lines are structural features that increase the apparent length of the house and impart a homelike quality imparted still more by the authentic dormers and substantial chimney.

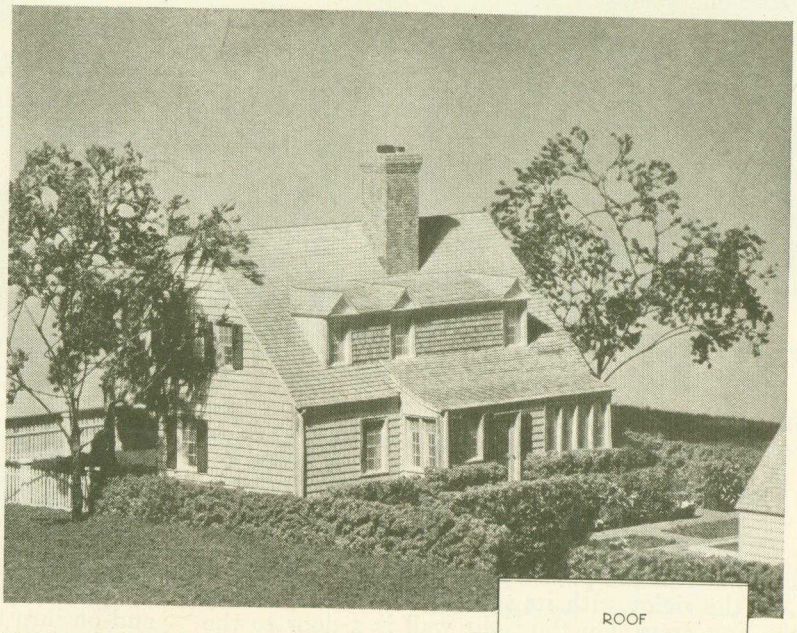
The long low porch invites one from the outside and from within, serving as a connecting link between and a happy retreat in itself—a two-fold purpose that none but this lengthy type of house can do so well. A Dutch half-door always lends a note of quaintness.

The chimney rises over the living-room fireplace, serving at the same time the furnace, placed in a small room entered from the kitchen. Eliminating the basement saves a great deal of expense.

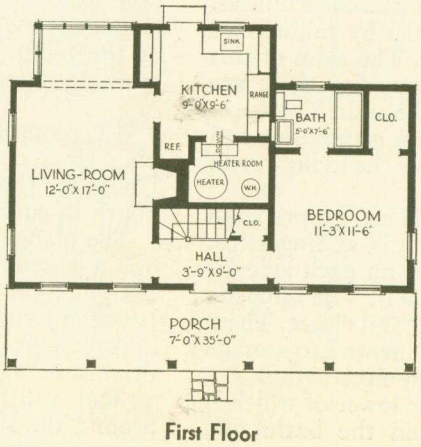
ANOTHER saving of space and expense, to say nothing of some furniture, is the use of a dining bay window in place of the separate dining-room that may be so easily dispensed with in many families.

The kitchen, which is immediately adjacent, is well lighted, compact, and equipped with all the essentials for good meal preparation.

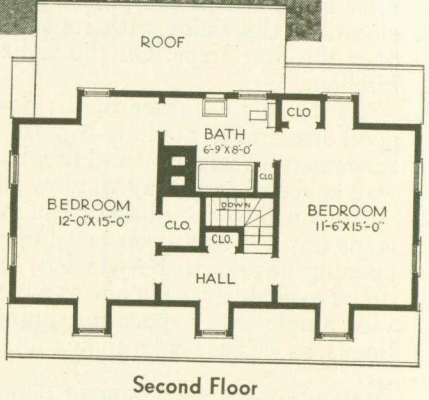
The second floor forms another unit. Each bedroom is exceptionally large



THREE-BEDROOM PLAN



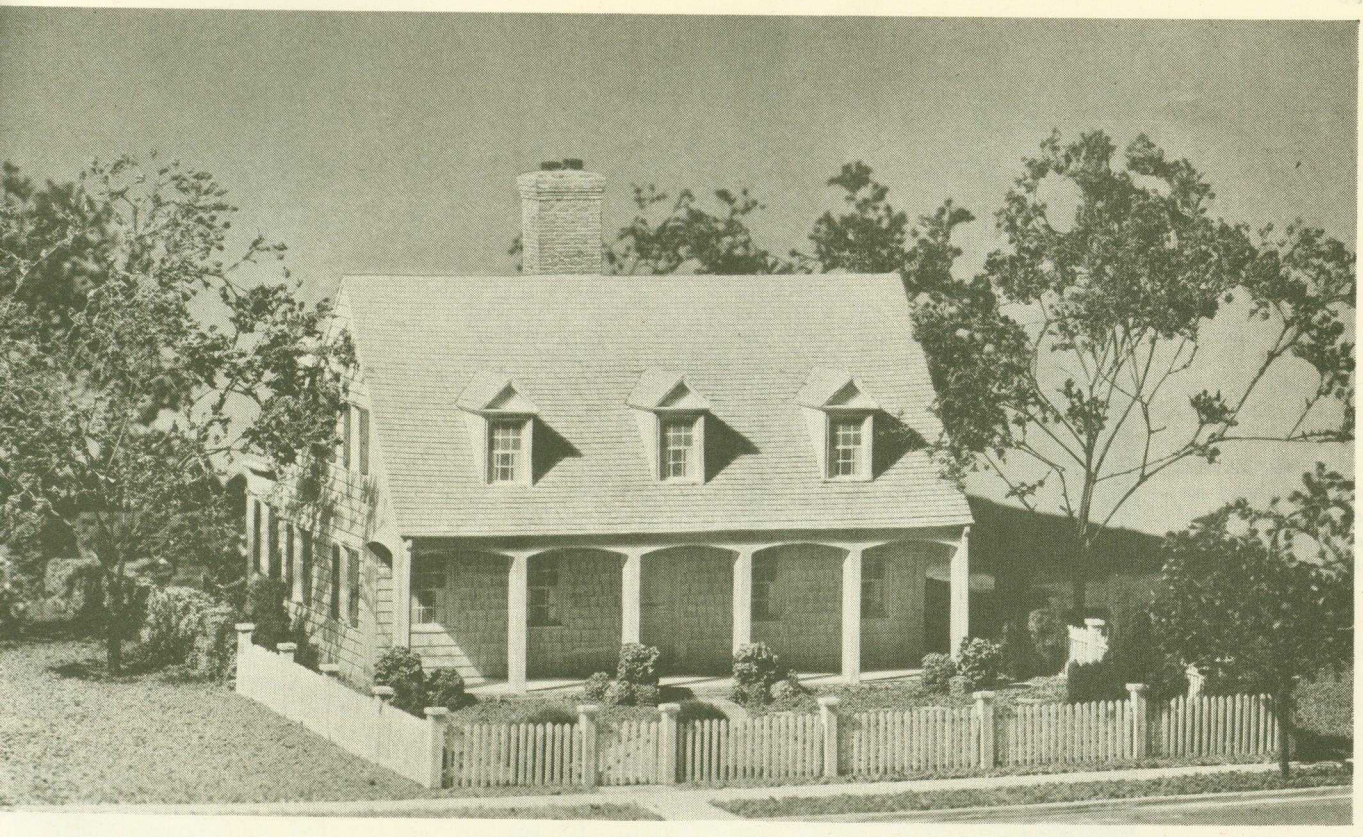
First Floor



Second Floor

You have your choice of this plan or the one on the opposite page. Or build this smaller house now and later, as your needs grow, enlarge as shown at the right

Bildcost Gardened Home Plan No. 508



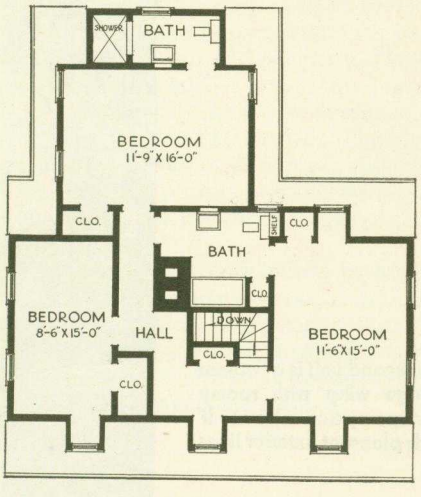
and has on three sides windows which provide a maximum of light and ventilation. Their closets are ample, and between them is placed a bathroom.

This house looks especially well with sidewalls of heavy wood shingles painted ivory, dark green shutters, and roof of weathered gray wood shingles. Another interesting treatment would be light gray clapboard sidewalls with white porch and dormer woodwork details. The window frames and sash might also be white and the shutters, for a contrasting color, neutral blue-green.

As for other materials, you need not hesitate to employ brick and stone, altho it would be well to use them in the straightforward structural manner of Colonial work without modern decorative innovations.

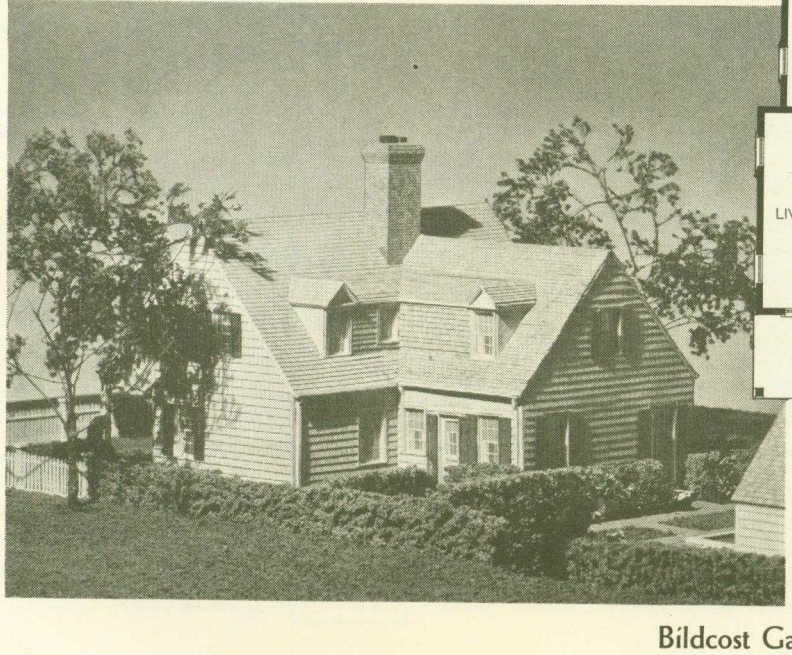
In keeping with this house, the plot of ground on which it stands should be developed, as suggested, with a quiet, restful scheme mostly rural in character. A white picket fence, old-fashioned flowers, vines, and shrubs would complete a charming place.

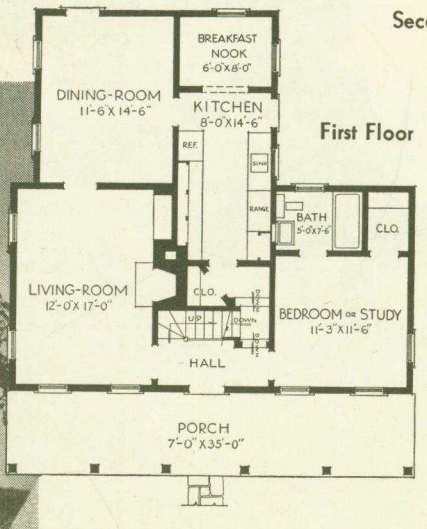
The Four-Bedroom Plan uses the same basic plan with the addition of a wing at the rear. This wing provides space enough on the first floor for a generous sized dining-room and enlarged kitchen complete with a breakfast alcove. On the second floor is a large bedroom with a private shower.



Second Floor

FOUR-BEDROOM PLAN

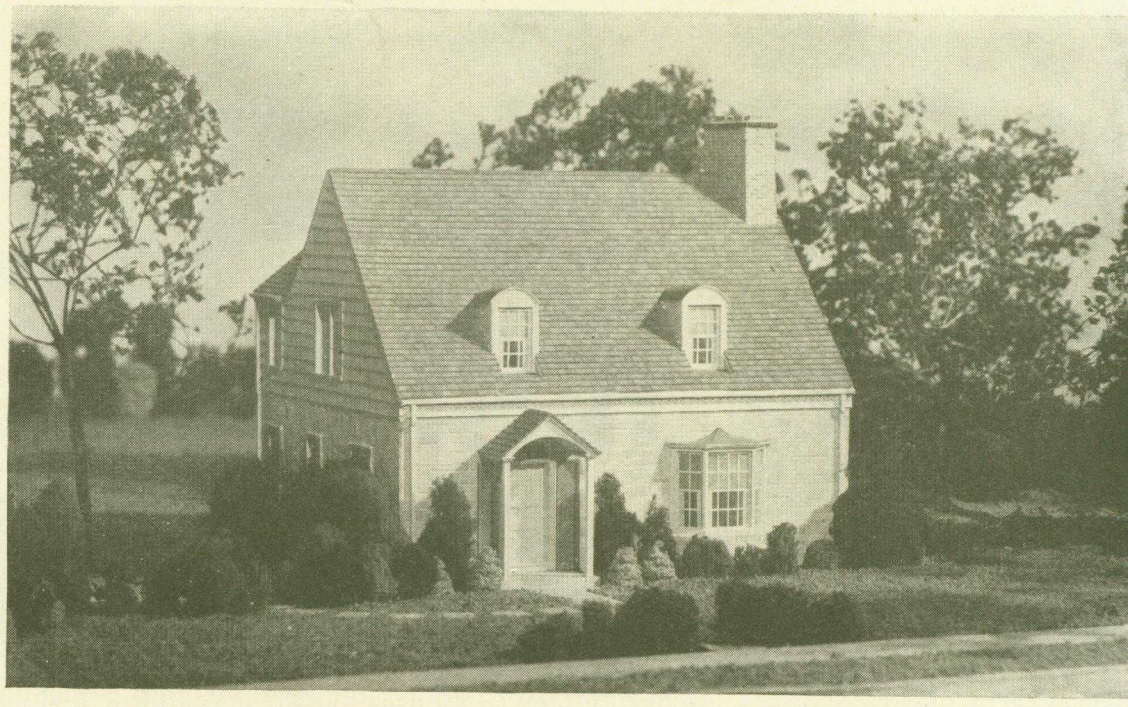




First Floor

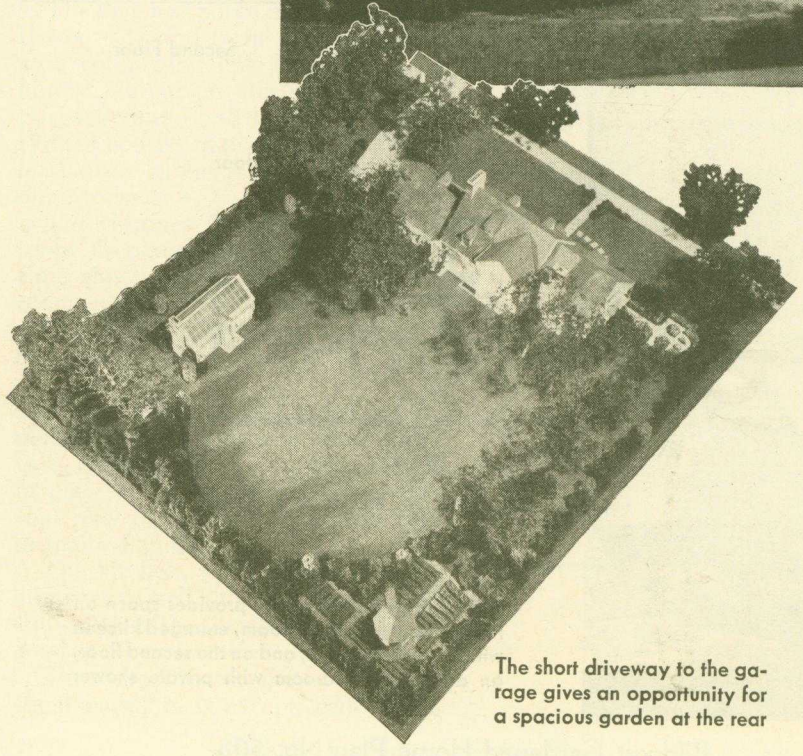
Addition of the rear wing provides space on the first floor for dining-room, enlarged kitchen with breakfast alcove, and on the second floor, an additional bedroom with private shower

Bildcost Gardened Home Plan No. 508



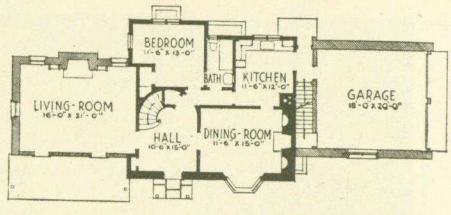
The first unit includes accommodations of a typical apartment, three bedrooms, living-room, and kitchen

The second unit is a two-car garage wing with roomy storage space above. It adds pleasant exterior lines

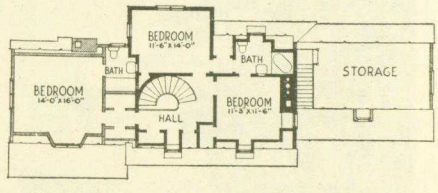


The short driveway to the garage gives an opportunity for a spacious garden at the rear

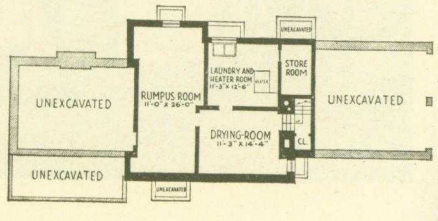
FIRST FLOOR



SECOND FLOOR



BASEMENT



A Home to Grow With

The Three-Unit House

By Verna Cook Salomonsky, ARCHITECT

MANY today are inspired with the building urge, but feel that their aspirations are not in accord with the limitations of their means, even tho their aspirations are not for air castles. They do, however, feel, quite properly, that in planning a home they should plan for the future rather than merely meet present requirements.

The unit house, or one built in sections, with one section now and others later on, as the budget grows, has been successfully and economically achieved, as a solution of their problem.

They prefer a small home of about the proportions of a city apartment, but isolated, where living and maintenance expenses will not prove too burdensome. Here the novelty of homemaking in one's own home is of not so arduous a nature as to engender regrets for the experiment.

THEN, after a time, may be built the garage wing, with space for rooms above—perhaps servants' quarters, or a store room, or even a playroom for children. And lastly may be added the living-room unit in the form of another abutting wing, with a large bedroom and a bath on the floor above.

The planning of a house to be built in several stages requires careful consideration of both present and future necessities, requirements, and comforts. The interlocking of units is of paramount importance, so that practically no added expense will be incurred by this procedure. In other words, the exterior surface of a wall which will, at first, be exposed but later will form a dividing link between two units, should not be faced with a costly material which will eventually have to be ripped down, or which will be hidden by the added portion. If this course is not followed, an unwise expenditure will result, and the avoidance of such an expenditure is, of course, the burden of this story.

WE START by building the central unit—a modified duplex apartment. It has a living-room, kitchen, stair hall, and one bedroom, with its bath, on the first floor, and two bedrooms and one bathroom on the floor above. The cellar accommodates the heater room and laundry. The bedroom on the first floor combined with its bathroom has a flexible purpose. It may be a servant's room, a guest room, or form a suite on the main floor for a member of the family to whom stair-climbing is a difficulty. The bathroom may well serve the purpose of a lavatory as well.

This living-room is only a temporary one, actually becoming the dining-room of the completed house. Flanked on either side of the fireplace is a circular niche—china cabinets in the future when this room becomes the dining-room but at present used for books.

This first unit boasts a gracious hall with circular stairs, under which is tucked a coat closet. Double doors open into the future dining-room, resting, when open, against the papered walls of this room. These doors are of knotty pine on the dining-room side, matching the woodwork, and are painted on the hall side.

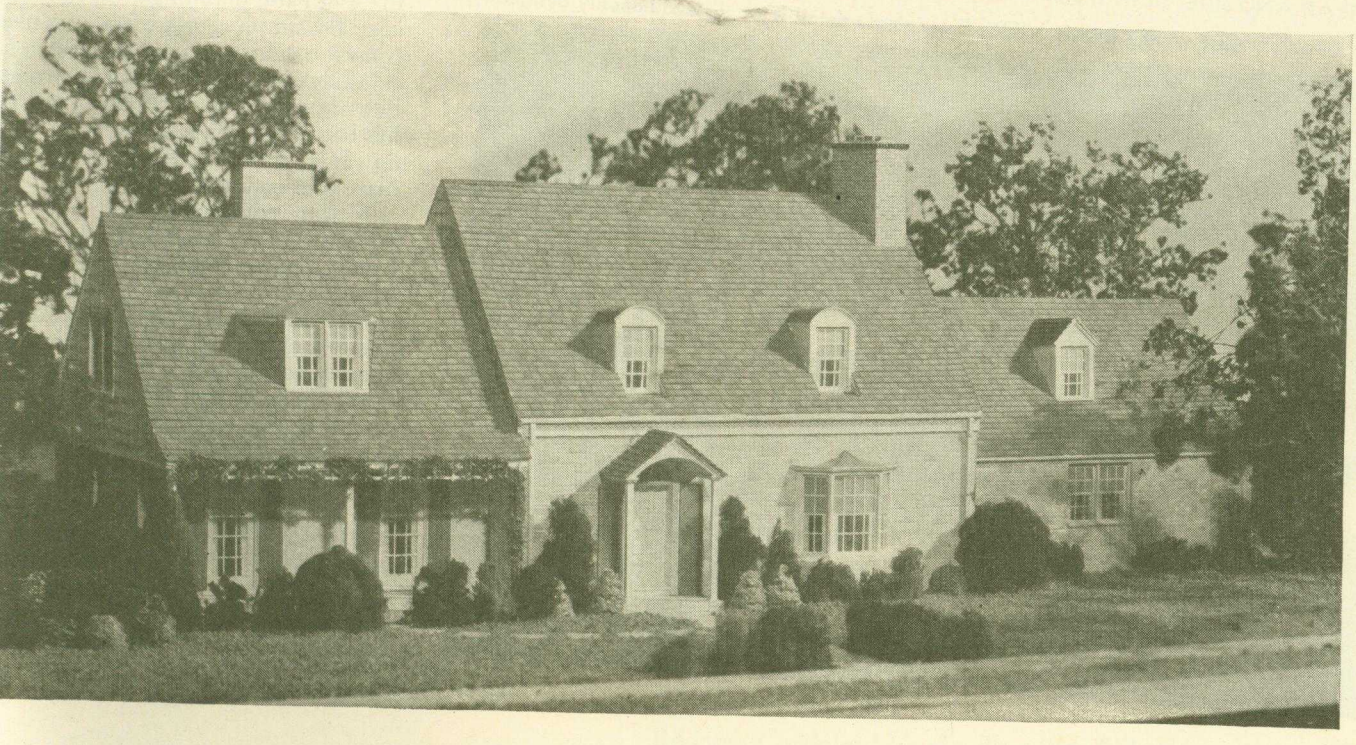
The treads and handrail of the stairs are of birch, stained and waxed to a dark mahogany color. The baseboard and wall string of the stairs may be black to give an accent to the color scheme, and also to perform a practical service in housekeeping.

Wide, random-width oak planking, screwed down and pegged, cover the floors of both hall and dining-room, while strip oak flooring is used in the remainder of the house, with two exceptions—kitchen and lavatory. Here pine is laid to receive future linoleum.

The exterior of the house presents a story and a half of structure. The low horizontal eaves of the roof, topped with dormers, permit pleasing proportions at each of the three stages of development.

Native stone, roughly laid in horizontal beds of white mortar, together with the exterior woodwork painted white, gives, with its informality and cheerfulness, a welcoming appearance. Black slates cover the roof.

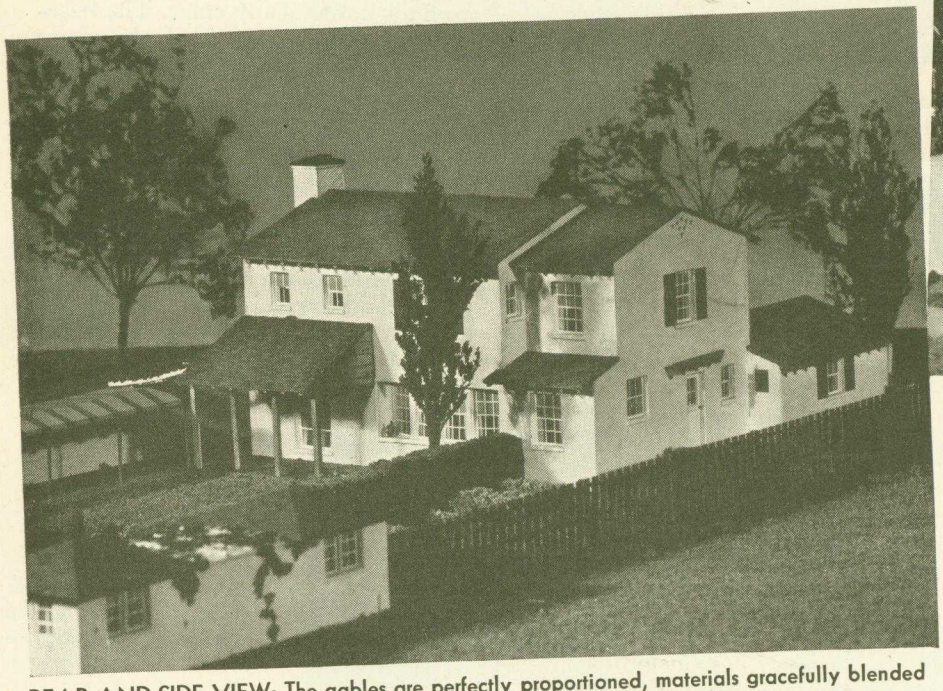
Unit Number 3, with its living-room below and bedroom above, completes a charming home



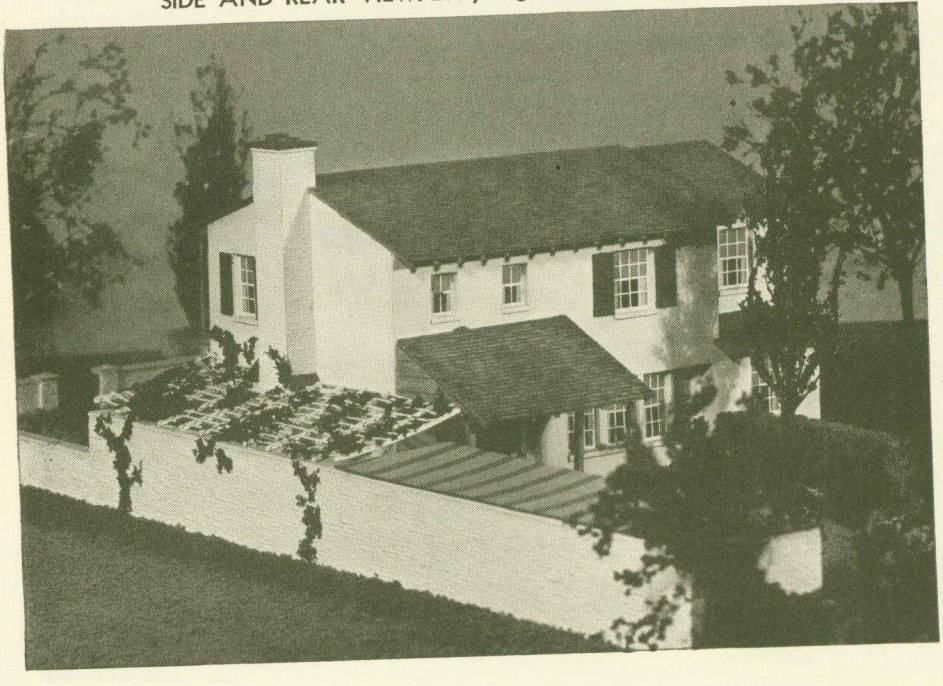
A GARDENED HOME FROM OLD MONTEREY

The gay abandon of the Spanish style of architecture here blends perfectly with the simplicity and charm of the Colonial

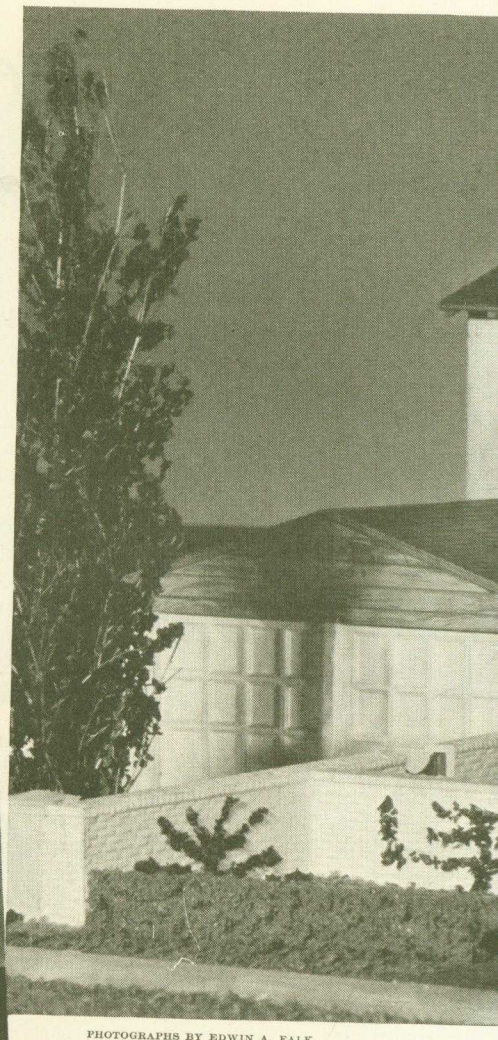
By Howard I. Shaw, Jr., ARCHITECT



REAR AND SIDE VIEW: The gables are perfectly proportioned, materials gracefully blended



SIDE AND REAR VIEW: Every single detail is simply and honestly designed

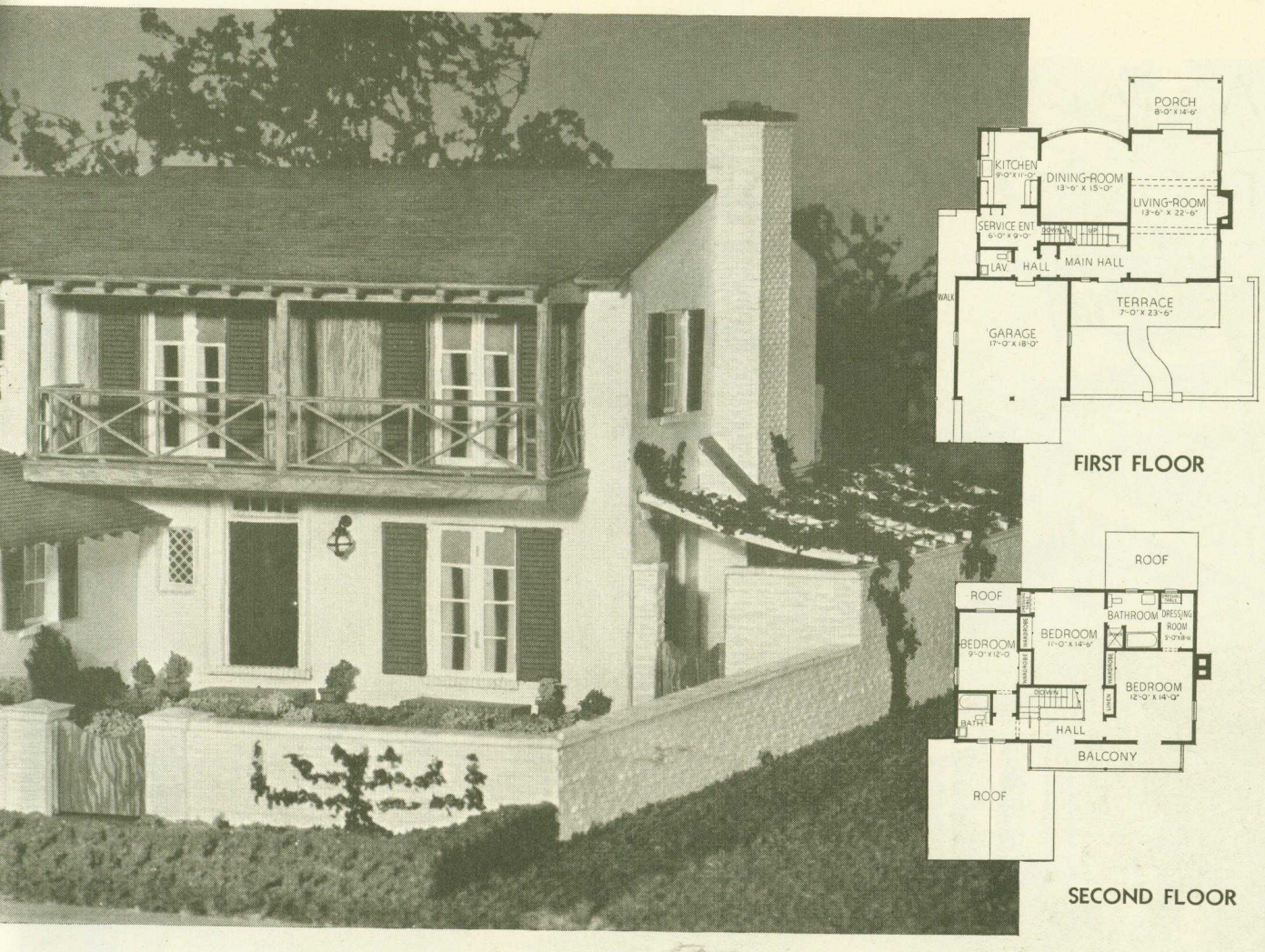


PHOTOGRAPHS BY EDWIN A. FALK

IN DESIGNING this Monterey-style Bildcost Gardened Home for you *Better Homes & Gardens* families, I've strived constantly to give you the most in design and planning at a reasonable cost. By simple, honest framing, use of common, inexpensive materials, and carefully avoiding complicated, involved bits of design and decoration, the cost has been kept at a minimum. Nothing, however, has been sacrificed in good taste and comfort.

Fitting comfortably on a 50-foot lot, the house gives the appearance of being considerably larger. The placing of the charming little front patio enables it to be set on the front property line, which considerably enhances the size of the rear garden. This is a vital factor, because by careful planning all the rooms have garden exposure.

THE exterior design is especially noteworthy. Free from applied ornament, it depends upon its perfectly proportioned gables and the graceful



FRONT VIEW: Equally pleasing from all angles, the house may be built either on an inside or corner lot

blending of materials for its beauty.

The walls of the house should be finished, as they are here, in cream color, the plaster to be given a slightly irregular texture. The brickwork and woodwork are painted the same color as the walls, except for the board and battens back of the balcony, which may be of natural wood color. The roof is stained rich dark red. Color and gaiety are added by painting the shutters red and the window sashes white.

Perhaps the chief merit of this house lies in its compact plan. Endeavoring at all times, as I have, to give the most for the money, the rooms have been made large and comfortable. Plenty of wall space has been provided. Extremely good circulation between rooms is made possible by the small, well-lighted stair hall, which boasts a coat closet and a linen closet, as well as telephone service on both floors. The hall is made more charming by finishing it in knotty pine.

THE living-room has properly been made the center of the house. Windows on three sides, including large French windows on both ends opening onto gardens, make it an ideal place in which to entertain. The large fireplace, with its refined Colonial mantel, the beamed ceiling, and the knotty pine boards on one side make the living-room an extremely gracious place.

Windows filling an entire wall give the dining-room, too, a share of the garden. And the room is made more delightful by placing the windows on a curved bay, with an exterior brick ledge upon which flower pots may be placed.

The attached garage, as well as being economical, is extremely convenient. A door from the rear of the garage leads directly to all parts of the house. Knowing, however, that some of you desire the garage away from the house, I have given you an alternate plan. In place of the garage, which may be set at the rear of the house, a large guest bedroom is planned, having windows on three exposures, a large clothes closet and linen cabinet, and beautifully tiled bathroom, which includes one of the new square tubs. Many of you will prefer this plan to the other. Upstairs two large bedrooms with a connecting bathroom and dressing room and ample wardrobe space make the house ideal for the average family.

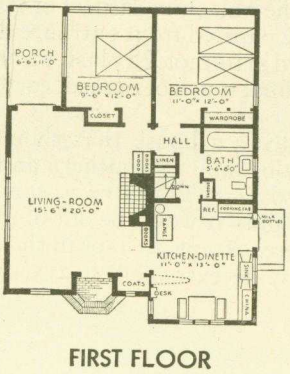
The large service entrance serves also as the laundry room, besides acting as a passage between the basement and the rest of the house.

The welcoming aspect of the beautifully paneled front entrance door, pictured in its molded plaster frame, gives the final touch of refined, correct taste.

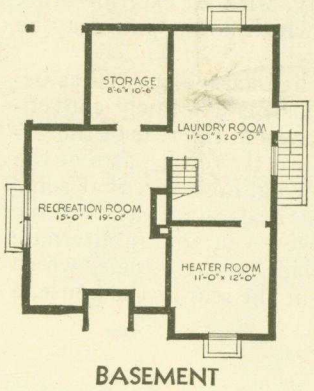
THIS is a house that should preferably be built by southern and western *Better Homes & Gardens* families, but certainly it won't be out of place anywhere, except perhaps in those regions enjoying extremely heavy snowfall.

LEFT FRONT VIEW: Vertical accent in the planking and moulded strips give a pleasant feeling of height to the exterior walls

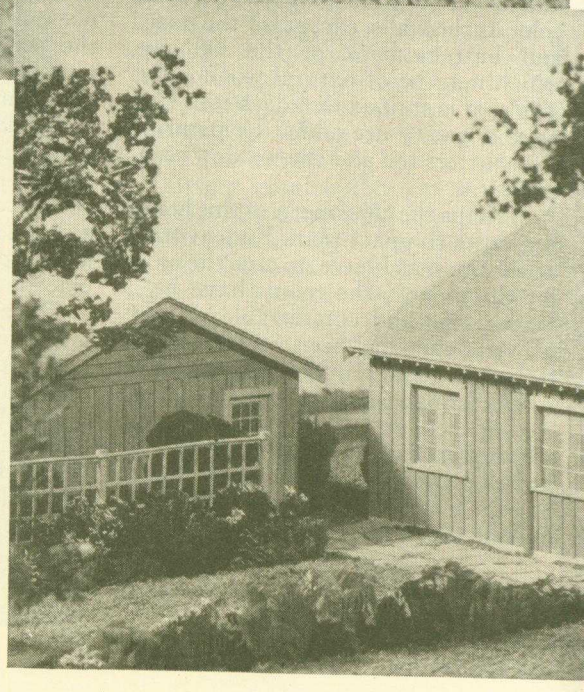
BELOW: The room arrangement, in so small an area, is amazingly complete and compact, and has many built-in conveniences



FIRST FLOOR



BASEMENT



Bildcost Gardened Home Plan No. 602

"Come Hither" House

By Ethel M. Crosby, ARCHITECT

DUBBED the "Come Hither" House it was, because, besides being convenient according to modern home-making standards, and as comfortably snug as a bug in a rug, this little gardened home has that quality which architects call "lure." The more you look at it the more attached to it you become. It has the simple, distinctive design characteristic of Bildcost Plans.

If you're looking for a 4-room house and, what's more, an architectural gem of a little house that won't require a very stout pocketbook to realize, this little house, we'd say, is the end of your search. It's comparatively inexpensive to build; for one reason, because it has the fewest possible angles. Moreover, esthetically, so many little houses could so easily have been as attractive as this one if their owners had employed good architects to supervise their construction. A little attention to proportion—that is, the relation of walls and roof and window and door openings—does, as you can see, make a little house as attractive as a more elaborate one.

ALTHO designed for a 50-foot lot, and sophisticated enough for a suburban neighborhood, "Come Hither" would be quite as much at home in the country. It's finished outside with first-grade battens, planed 1 x 12's, with siding gables, but shingles or shakes could be used quite as effectively. For a new and rather different effect, the outside could be either oiled or varnished, and a bit of brightly colored peasant design added to the little triangles at either side of the front entrance and to the flower box. The windows are small-paned casements, and the front and back doors are hand made, of the Dutch variety which women find especially practical.

THE house inside is finished with fir plywood beautifully grained and easily applied. It could be varnished with one coat, to give a soft orangey tone for the living-room, and painted with a thin coat to show the grain, for the bedrooms.

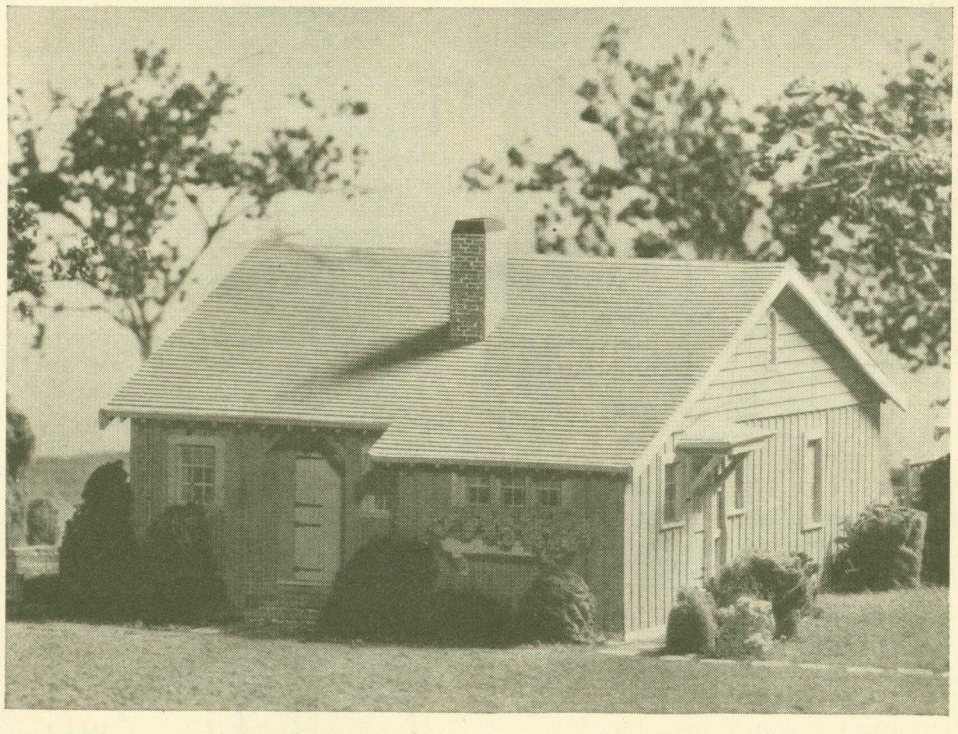
THE house is conveniently and compactly planned, yet spacious, as study of the detailed architectural blueprints will show you if you care to buy them. The living-room has plenty of sunlight thru its east and south windows, and the French doors opening onto a small porch at the back give access to the garden. This porch can be glassed in if you wish.

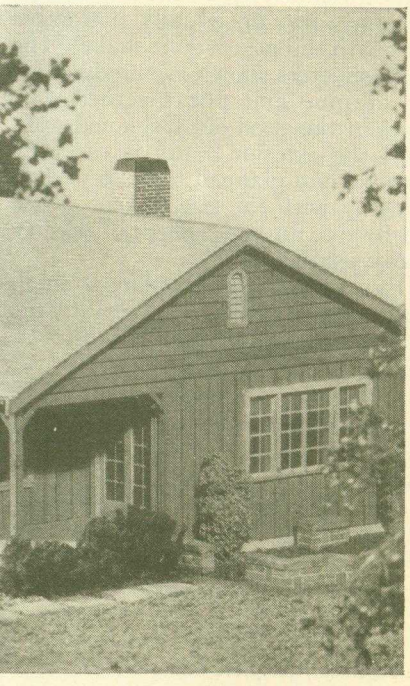
The kitchen is a homelike room, finished in natural wood with a 3-foot 6-inch wainscot and washable wallpaper above.

In the basement is space for a garage if, instead of the detached garage shown, you wish to have it there and your local building laws permit it. Also in the basement are the heater room and a recreation room. The laundry trays are economically and handily placed below the bathroom plumbing.

RIGHT FRONT VIEW: Attractive entrances and well-placed windows give unusual distinction to this Bildcost gardened home

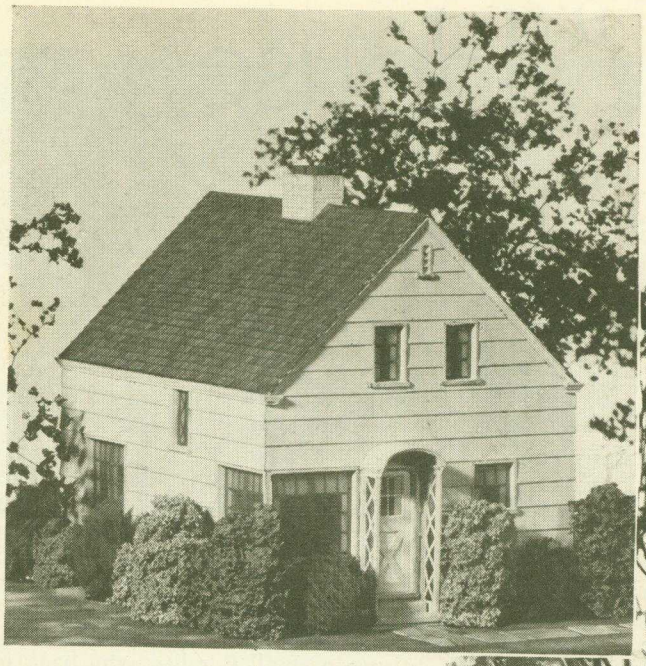
RIGHT REAR VIEW: The porch, opening from the living-room, leads directly to the garden as shown in the photograph below





Bildcost Gardened Home Plan No. 602

PRESENTING OUR BILDCOST

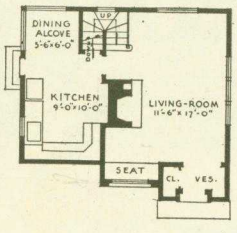


Small in scale but complete for the requirements of a small family, the story-and-a-half Tom Thumb is ideal in arrangement and exterior lines. Above, left rear; right, front view

By Silas E. Nelsen

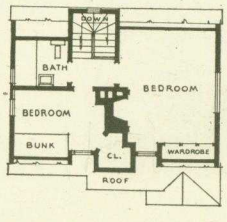
ARCHITECT

Floor Plans

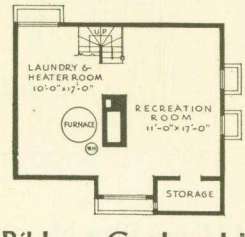


The first floor of the story-and-a-half Tom Thumb is compact, yet full of desirable features

The second floor contains two bedrooms, both cross-ventilated, a bathroom, and excellent closet space



The basement has all the features of a much larger house, including a good recreation room



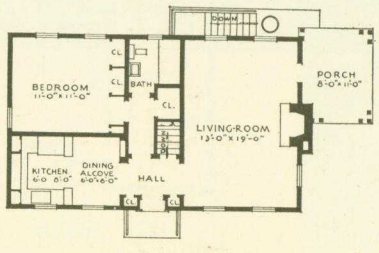
THESE two little gardened homes embody one present-day trend in home design. They're the result of careful study to give you homes which combine the conveniences of the modern apartment and at the same time preserve the best American tradition in architecture.

They'll fill, *Better Homes & Gardens* predicts, a crying need all over America, where the apartment has demonstrated that a small space with practical built-in conveniences is very livable. For they're practically apartments, set down among the flowers, trees, and lawn, but having the added advantage of individual privacy. Their appeal lies in the fact that they're pleasing to the eye, contain ample space for the small family, and are, besides, and more important, inexpensive to build.

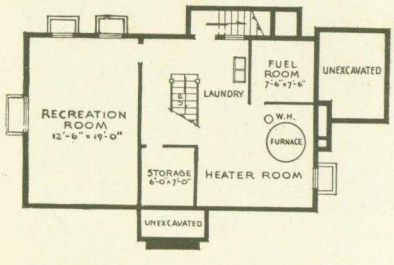
Their exteriors are treated in a simple Early American character. The walls are shown with wide clapboards, but may also be equally attractive built with shingles or split shakes. The plank shutters shown are made of cedar or pine and put together with cleats in the good old-fashioned way.

All the exterior detail is carefully designed and planned to be in perfect harmony with the size of each house and to give an atmosphere of dignity in any setting.

It's unusual to find in plans so small the livable qualities worked into the arrangement and designs. All the com-



The one-story Tom Thumb first-floor plan

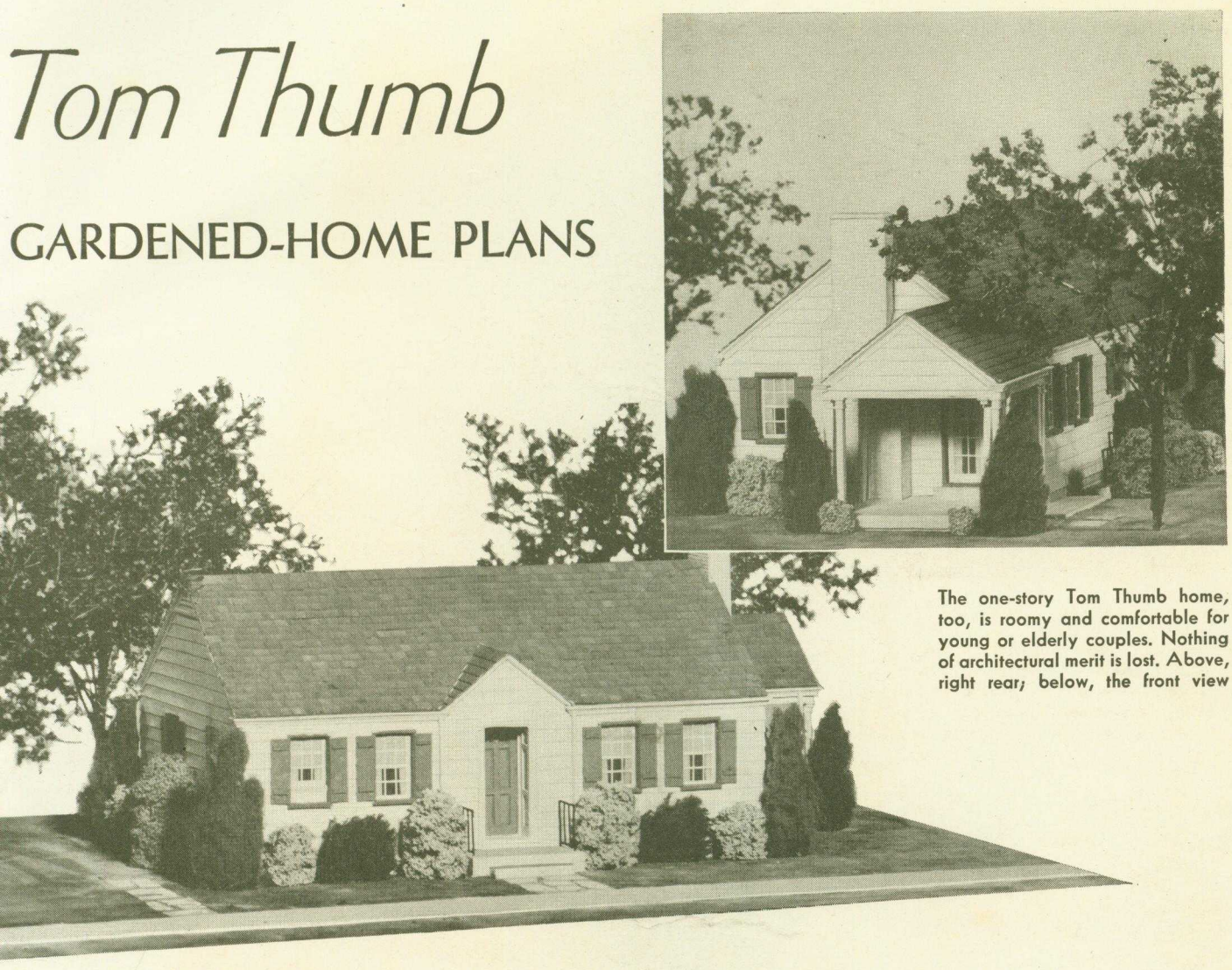


The basement, complete with outside entrance

Bildcost Gardened Home Plan No. 603

Tom Thumb

GARDENED-HOME PLANS



The one-story Tom Thumb home, too, is roomy and comfortable for young or elderly couples. Nothing of architectural merit is lost. Above, right rear; below, the front view

forts of the usual house twice their size are contained in these compact plans. There is, moreover, an abundance of light, without the appearance of the walls being all windows.

In both these gardened homes the full basements permit ample room for a heating plant, fuel storage, nicely lighted laundry, built-in storage lockers, and fruit closets. The large basement sash are set in areaways.

IN THE story-and-a-half Tom Thumb home, entrance is made into a small vestibule directly off the living-room and one step lower. Into this vestibule is built a coat closet, having outside ventilation thru a small louver. The living-room from here, with its fireplace, bay window, and a portion of the stairway showing, presents a homelike picture. The light comes from three sides, thru large windows, which gives this living-room a cheerful atmosphere. The kitchen is laid out in a most modern manner and permits a refrigerator near the rear delivery door convenient to the work counter. The back part of the fireplace forms an interesting brick niche just large enough to back up the range. The bricks are left exposed in this niche, or may be plastered over if you prefer. The cupboards are designed with toe room at the floor, preventing scuffing, and with ample drawers and shelving. They contain storage space for the average small-family needs and for the use of modern electrical appliances. The dining alcove occupies a small space off the kitchen and with its large corner windows, taking up two of the wall spaces, is very cheerful. Entrance to the basement is made from the kitchen, utilizing the space under the second-floor stairway.

THE second floor contains a complete bathroom large enough for any small home, and its location, just off the hallway, is convenient to the bedrooms and the first floor. The smaller bedroom has a very interesting built-in bunk, utilizing the sloping portion of the roof, and is built of knotty pine. There are also a built-in closet and windows on two walls, making this an ideal room for any age. The larger bedroom contains built-in wardrobes, a fireplace, and has windows on two walls, permitting cross-ventilation.

THE one-story Tom Thumb gardened home has its entrance opening into an entry hall, from which all rooms may be entered. The two coat wardrobes directly off the entrance are a practical built-in feature. Entrance to the basement is made from this entry hallway.

The fireplace, low ceiling, and windows on three sides in the living-room make it very pleasant. The plan calls for either a wood-panel wall on the fireplace side or an alternate vertical-plank scheme which tends to keep this room in harmony with the exterior.

The size of the bedroom is ample, and two arrangements are possible for locating a double bed or twin beds. The wardrobe is built-in and has storage space equal to a closet twice its size. The bathroom arrangement permits easy access to all rooms of the house, and by closing the hall door the bedroom and bathroom are made into a private apartment. An arrangement of kitchen and dining alcove that has proved most satisfactory in many small apartments has been successfully worked into the plan. In the kitchen are well-laid-out cupboards, refrigerator, range, and storage spaces.

IN ALMOST every room of both gardened homes are other studied conveniences, including cupboards, medicine chest, and linen closets.

Better Homes & Gardens advises you not to build either of these homes, or any other Bildcost Gardened Home, without supervision of a good architect. Instead of costing you additional money, he'll save you money, and insure your getting, besides good design, sound and good construction.

Bildcost Gardened Home Plan No. 603